



**Grier & Partners**

— LAND AND ESTATE AGENTS —

ORCHARD HOUSE, MISSION LANE, EAST BERGHOLT,  
COLCHESTER, SUFFOLK, CO7 6XH  
ASKING PRICE OF £899,950





## INTRODUCTION

a substantial village home offering six bedrooms and a large plot of just under a third of an acre. The garden takes in a Southerly aspect to the rear enjoying day long sunshine. Internally there is an abundance of flexible living space including a substantial 320 square foot kitchen-dining room overlooking the garden. Double garage and extensive driveway parking complete this welcoming family home.



## DIRECTIONS

from the centre of the village proceed towards Rectory Hill and at Burnt Oak Corner turn left onto Gandish Road, continue on to the junction with the B1070 and go straight over onto Straight Road towards East End, at the bottom of Straight Road turn right onto East End Lane and right again past The Dickie/Royal Oak pub onto Mission Lane. The property can be found at the end of the lane with ample off road parking.

## INFORMATION

constructed in 1966 and extended by the current owners in 2016 and again in 2023 to create the abundance of living space available today. Of cavity construction under a tiled roof with brick elevations, windows and doors throughout are UPVC replacement units, the property has been re-wired via an RCD consumer unit, heating to radiators throughout via an oil fired boiler. Ultra-fast fibre broadband is connected to the property.

## EAST BERGHOLT

has the benefit of a good range of local facilities including a general store and post office, baker, chemist, GP surgery and medical centre. Parish, Congregational Churches and many local associations. The village provides educational facilities from pre-school age to GCSE, sixth form colleges in Colchester and Ipswich. There are several independent schools in both nearby towns and throughout the area. A12 links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. There is a mainline railway station in Manningtree, with a journey time of around an hour to London Liverpool Street. The village is famous for its historical connections with John Constable RA, and the landscape he painted is still very much the same today. From the village there are numerous footpaths giving direct access into this Area of Outstanding Natural Beauty. The village benefits from a great sense of community and offers attractions for every age demographic.

## SERVICES

mains water, electric and drainage are connected to the property. Local Babergh District Council contact 0300 123 4000. Council tax band - E - Energy Performance Rating - -

## ACCOMMODATION

offering an abundance of flexible space over two floors, on the first floor:

### BEDROOM ONE

17'08 x 9'01 window to the rear (South), built in mirror fronted wardrobes, ample space for king size bed, tv wall bracket, door through to the:

### EN-SUITE SHOWER ROOM

9'00 x 3'10 opaque window to the front, wet room style flooring with tiled walls, shower to the far end with rainfall style head, heated towel rail, vanity unit with concealed cistern w/c and wash basin inset to work surface. Recessed ceiling lights and extractor fan.



#### **BEDROOM TWO**

16'06 x 9'11 picture window to the front (North) filling the room with light, space for freestanding wardrobes, desk and king size bed in this spacious second bedroom.

#### **BEDROOM THREE**

11'11 x 11'04 window to the rear (South) looking out over the garden and farmland beyond, another generous bedroom.

#### **BEDROOM FOUR**

9'03 x 8'11 window to the front (North), overlooking stairs wardrobe/storage cupboard.

#### **BEDROOM FIVE/OFFICE**

9'06 x 6'09 window to the rear (South) overlooking the garden, currently configured as a quiet office space, this room could easily be used as a single bedroom or nursery if required.



#### **FAMILY BATHROOM**

7'04 x 5'11 opaque window to the rear (South), fully tiled contemporary bathroom, inset panel bath to the side with screen and dual heads over, w/c, heated towel rail and wash basin inset to vanity unit with mirrored cupboard over, recessed ceiling lights and extractor fan.

#### **LANDING**

17'03 x 3'11 light tunnel from velux roof window, doors to all first floor rooms, loft access, large airing cupboard contains racking and radiator, stairs descend and turn to the ground floor:

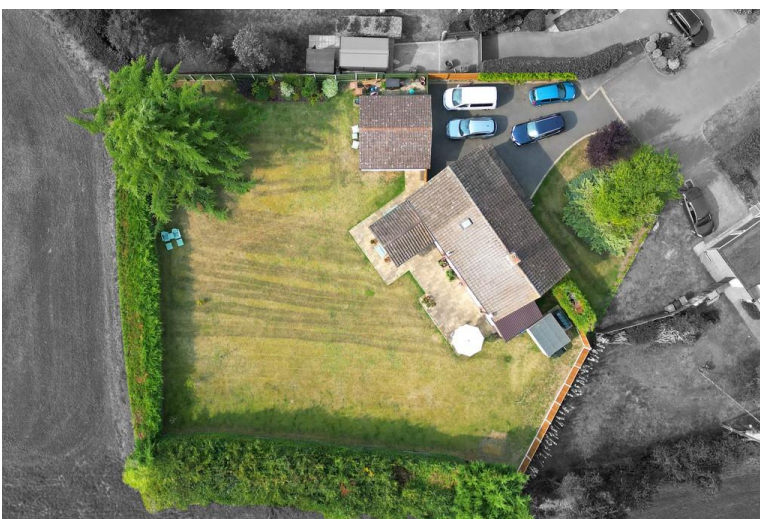


#### **ENTRANCE HALL**

18'01 x 9'08 (max) from the driveway a secure UPVC door and light panels provide access to this spacious hallway with window to the side, under stairs and cupboard storage, doors to ground floor rooms, cloakroom with w/c and wash basin and extractor fan. Engineered oak floor.

#### **KITCHEN-DINING ROOM**

29'00 x 11'03 this extensive open plan hub of the house enjoys views out over the garden from its two windows and glazed double doors that open out onto the rear terrace. The room has a tiled floor and contemporary gloss fronted kitchen with wall and base units to two sides along with a useful peninsular unit and breakfast bar under a granite effect worktop with inset under-mount sink and five ring hob with extractor over. The kitchen provides extensive storage space and provision for the built in pan drawers, dishwasher, washing machine, fridge, freezer, double eye level oven, oil boiler extensive pull out storage and pan drawers. Doors to the integrated annex sitting room and:





#### UTILITY ROOM

9'11 x 7'04 part glazed door to the rear garden, tiled floor, wall and base units to the side under an oak block work surface with inset sink and drainer, space and plumbing under the work surface for a fridge and washing machine, wall mounted panel heater.

#### SITTING ROOM

18'10 x 11'08 window to the front, feature fireplace with inset log burner, oak flooring continues from the hallway.

#### ANNEX BEDROOM ONE

13'03 x 9'00 window to the front bringing light into this spacious room, space for wardrobes and double bed if required, vertical feature radiator, door through into the:

#### ANNEX WET-ROOM

8'11 x 6'06 opaque window to the side, wet room flooring with large shower, wash basin, w/c and heated towel rail, recessed ceiling lights and extractor fan. Doorway through to the:

#### ANNEX SITTING ROOM

19'01 x 10'06 triple aspect light and spacious room with windows to the rear and side and glazed double doors onto the terrace and garden, oak flooring, vertical feature radiator.

#### OUTSIDE

the property benefits from an extensive garden that wraps around from the spacious driveway via side and access and the double garage to the:

#### REAR GARDEN

comprising over a quarter of an acre of space and predominantly laid to an expanse of lawn with mature hedge and fenced boundaries to all sides securing the space. Mature pine tree to the far corner and a number of other maturing specimen trees along with well stocked flower beds and a large terracing taking advantage of the Southerly aspect. Gated access to the front garden and large driveway with parking for a number of vehicles. Outside taps to the front and rear. Personal door into the:

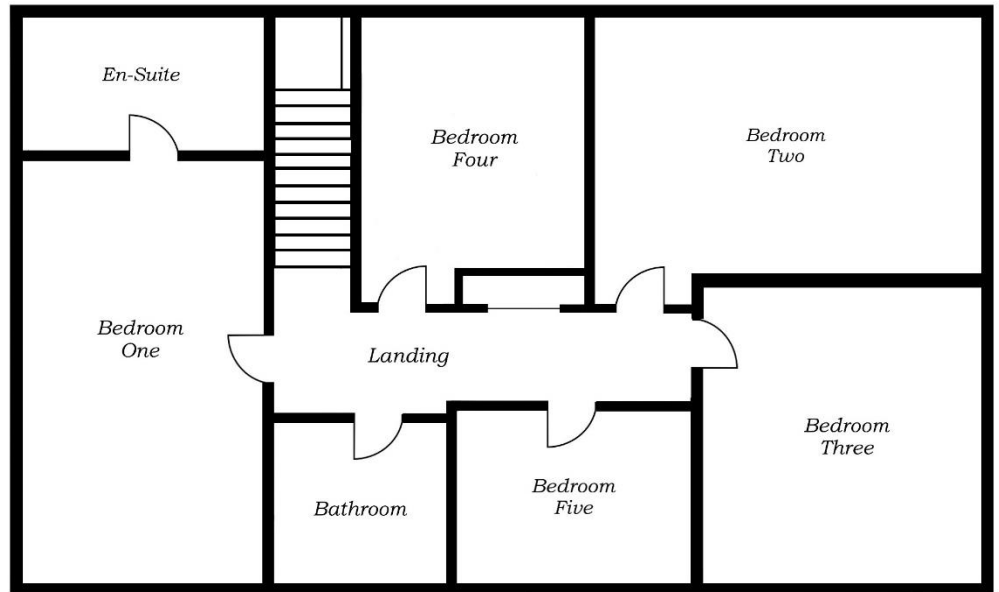
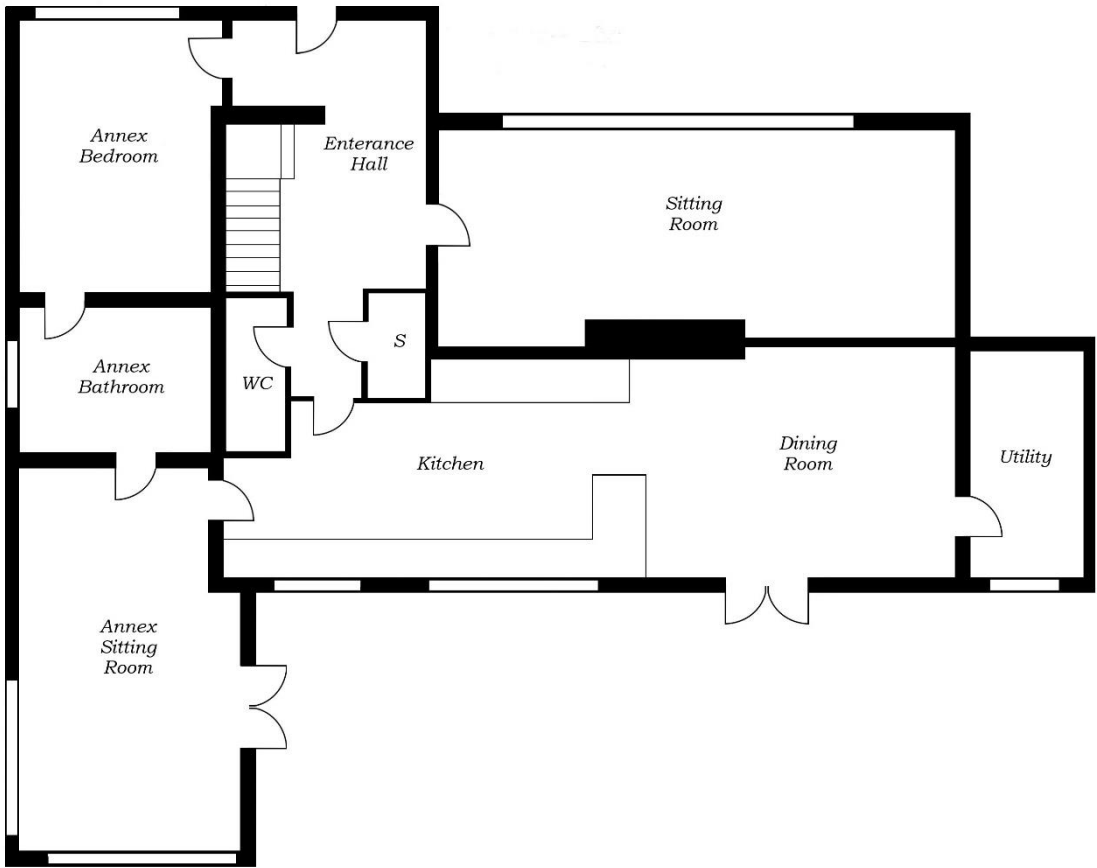
#### DOUBLE DETACHED GARAGE

19'00 x 18'11 dual up and over doors from the front driveway into this highly useful space with power and light connected, a highly useful and flexible space to a new owners requirements. Power is supplied via an independent RCD consumer unit with outside electric points.









EPC Graph Pending...