



**Grier & Partners**  
— LAND AND ESTATE AGENTS —

BIRCHTREES, ORVIS LANE, EAST BERGHOLT,  
COLCHESTER, SUFFOLK, CO7 6TT  
ASKING PRICE OF £665,000





#### INTRODUCTION

Completed in 2009 to an exceptional standard and drawing on a range of continental design influences, this three-bedroom detached bungalow is presented in excellent order throughout. Enjoying a fantastic and peaceful position off Orvis Lane in East Bergholt, the property offers ample driveway parking, a pleasant garden, open-plan living space, and stunning views over open fields to the rear. Viewing is highly recommended. The property is available with no onward chain.

#### INFORMATION

Completed in 2009 to the design and specification of well-regarded local architect Rodney Cage. Constructed of brick and block cavity walls under a slate-tiled roof. The property benefits from high insulation standards for the time, Gas boiler supplying zonally controlled underfloor heating, Thermostatic glass to the southern elevation, Enhanced loft and cavity wall insulation, Modern RCD consumer unit, Water softener and 8 ft ceilings throughout the property.



## ACCOMMODATION

Arranged over a single storey and accessed via a stunning glazed hardwood porch from the driveway. This porch is glazed to all sides, including the apex, accentuating the stylish vaulted ceiling. A further glazed door opens into the:

## HALL

36' 05" x 7' 02" (11.1m x 2.18m) L-shaped hallway with doors to the double garage, bedrooms one, two and three, kitchen, living space, and shower room. Hardwood flooring throughout, airing cupboard with built-in racking, recessed ceiling lights, and windows to either side of the porch which fill the space with natural light.



## BEDROOM ONE

18' 03" x 17' 11" (5.56m x 5.46m) A stunning, light-filled dual-aspect bedroom with a high-level window to the west and glazed double doors to the south opening directly into the garden.

## EN-SUITE BATHROOM

Opaque east-facing window. Tiled floor and walls, inset panel bath, pedestal wash basin, WC, electric heated towel rail, illuminated vanity mirror, and shaver point.

## STUDY / BEDROOM THREE

13' 08" x 6' 07" (4.17m x 2.01m) South-facing window. Currently configured as a spacious home office but equally suitable as a single bedroom or nursery, conveniently positioned opposite bedroom one.



## BEDROOM TWO

14' 02" x 12' 04" (4.32m x 3.76m) Dual-aspect double bedroom with windows to the north and west overlooking the garden and mature birch trees. A spacious room with freestanding wardrobes.

## SHOWER ROOM

10' 00" x 9' 04" (3.05m x 2.84m) North-facing opaque window. Tiled floor throughout, large walk-in shower with rainfall head, WC, electric heated towel rail, vanity unit with inset wash basin and illuminated mirror, plus a built-in storage unit. Recessed lighting and extractor fan.

## SITTING ROOM / LIVING SPACE

27' 04" x 19' 10" (8.33m x 6.05m) A beautifully proportioned dual-aspect open-plan room. Portrait windows flank the inset log burner, while a pair of three-panel bi-fold doors open onto the rear terrace, capturing uninterrupted views over open fields. Hardwood flooring, recessed ceiling lights, space for dining area, and a pair of oak double doors leading into the:





#### KITCHEN

15' 08" x 11' 11" (4.78m x 3.63m) Rear-facing window and glazed door to the utility porch. This continental-style kitchen combines practical preparation areas with extensive storage. Mid-level units house a pair of integrated ovens (one microwave/oven combination), a warming drawer, fridge and larder carousel. Illuminated shelving to the side and further base and wall units with hardwood-effect worktops. Features include an inset four-ring rectangular hob with extractor, sink and drainer, integrated dishwasher, freezer, and additional storage.



#### UTILITY PORCH

7' 03" x 3' 04" (2.21m x 1.02m) Glazed to three sides with views over the fields. Glazed door to the garden, hot and cold water feeds, and a base unit with useful work surface.



#### INTEGRAL DOUBLE GARAGE

18' 01" x 18' 03" (5.51m x 5.56m) Concrete flooring, electric double-width up-and-over door, loft access, and door to the hall. Houses the wall-mounted gas boiler, RCD consumer unit, and water softener. Space and plumbing for a washing machine and tumble dryer. Power and light connected. Excellent potential, subject to planning/building regulations, to convert part or all into additional accommodation.



#### OUTSIDE

To the front, the private driveway from Orvis Lane opens onto a block-paved driveway with extensive parking for multiple vehicles. To the side is a Workshop/Shed 11'08" x 6'10" Brick-built with corrugated roof, windows to side and rear, and a personal door. Side access along a flagstone path leads to the:

To the rear, the garden is predominantly laid to a wide flagstone terrace spanning the rear elevation, with an additional slate-gravelled area along the boundary, interspersed with mature potted plants. Enjoys outstanding views over open countryside.

To the side, a flagstone path leading to the front garden. Mainly laid to lawn with close-board fencing. Four mature birch trees line the western boundary.

#### EAST BERGHOLT

Has the benefit of a good range of local facilities, including a newly opened large Co-op with a Post Office, chemist, GP surgery, and medical centre. The village also benefits from parish and congregational churches, as well as many local associations. The village provides excellent educational facilities, from pre-school and primary school to high school, with access to sixth-form colleges in Colchester and Ipswich. There are also several private schools in nearby villages throughout the area, all with great reputations.



East Bergholt also offers ideal transport links, being only a few minutes' drive to the A12, which connects to the M25 towards London and the A14 to the North. Stansted Airport is easily accessible, being approximately an hour's journey by car. Direct National Express buses also operate from both Ipswich and Colchester. There is a mainline railway station in Manningtree, with a journey time of around one hour to London Liverpool Street.

There is a wide range of pubs, restaurants, and cafés in the village offering a variety of food and drink. The Red Lion pub has been taken over by the Chestnut Group, offering a selection of drinks and food, from breakfast to pizzas and pub classics. Across the road is Gaia, a Latin-influenced café serving a selection of exciting dishes with diverse flavours. It offers several tables, including a courtyard at the back - a lovely spot for a coffee. Further up the road, you will find the Hare & Hounds and The Carriers Arms, two traditional, cosy pubs with excellent food and a fine selection of classic ales.

#### SERVICES

- mains water, gas, electric and drainage are connected to the property
- Local Babergh District Council Contact - 0300 123 4000
- Council Tax Band – E
- Energy Performance Rating – C
- Ultrafast broadband available via County Broadband and Gigaclear ([www.ofcom.org.uk](http://www.ofcom.org.uk))
- 5G mobile phone coverage via EE, O2, Vodafone and Three ([www.ofcom.org.uk](http://www.ofcom.org.uk))
- Check the flood risk in this area via – ([www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk))

#### DIRECTIONS

From the village centre, continue along The Street to Rectory Hill. Pass Oranges and Lemons on your right at Burnt Oak Corner crossroads and continue along White Horse Road. Take the first right into Orvis Lane, continue for approximately 500 ft, then turn right into a tarmacked private road. The property is at the end on the left, accessed via a block-paved driveway.

#### NOTE

As vendor's agents, we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs and measurements are provided to showcase the building and in no way should a buyer assume that any contents are to be included inside or out or measurements are accurate.

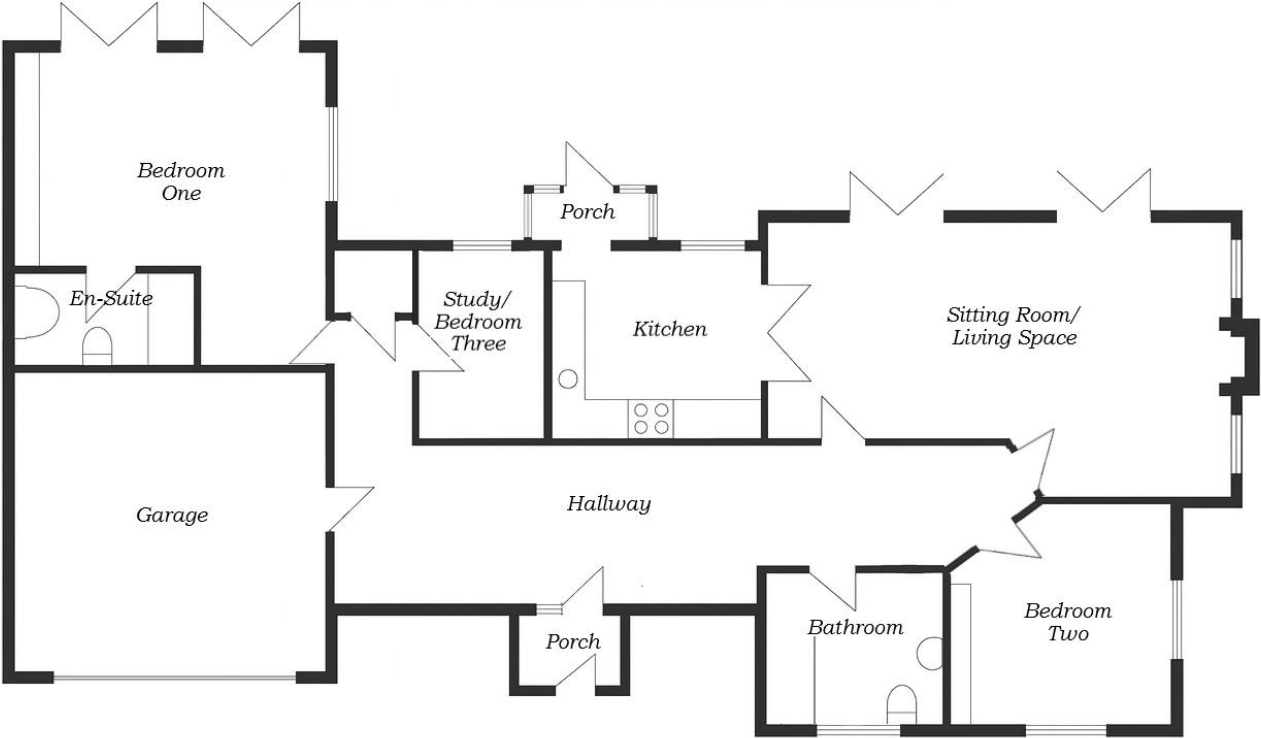






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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		