



Grier & Partners
— LAND AND ESTATE AGENTS —

6 ROSE ACRE, HOLTON ST. MARY,
COLCHESTER, SUFFOLK, CO7 6NR
ASKING PRICE OF £575,000





INTRODUCTION

a particularly well presented, spacious and flexible family home located on a quiet no through road in the Suffolk village of Holton St Mary. This detached four-bedroom house enjoys a large kitchen-breakfast room, sitting room and dining room all taking in a Southerly aspect overlooking the rear garden. The rear garden itself is large with an expanse of Indian sandstone terrace. Main bedroom with en-suite and a pretty balcony overlooking the garden and fields beyond, we highly recommend a viewing.



ACCOMMODATION

over two floors and some 1,615 square feet of well-appointed and executed living space. On the ground floor entrance from the gravelled driveway via a secure front door into the:

PORCH

9'09 x 3'11 window to the front (North), tiled floor, radiator with coat hanging space above, built in cupboards to the side and a hardwood door through into the:



HALLWAY

15'00 x 7'07 window to the front looking out over the front garden, herringbone hardwood style flooring, stairs to the first floor and doors to ground floor rooms:

SITTING ROOM

19'09 x 12'02 full height windows and glazed double doors out onto the large covered terrace to the rear (South) and a feature fireplace with inset log burner complete this welcoming space, door through into the:

DINING ROOM/GROUND FLOOR BEDROOM

15'07 x 11'08 dual aspect with windows to the front and rear filling the space with light. Currently configured as a spacious dining room but with scope for use as a generously sized ground floor bedroom if required.

STUDY/BEDROOM FOUR

13'09 x 8'10 dual windows to the front overlooking the driveway and garden, a flexible dual-purpose room.

BATHROOM

8'05 x 5'08 opaque window to the side, wood effect flooring, recessed spotlights, panel bath to the side with screen and shower over, tiled walls over the bath and wash basin, w/c and towel rail over the radiator.

KITCHEN-BREAKFAST ROOM

21'08 x 8'10 window and a pair of glazed double doors to the rear opening onto the large rear terrace making the best of the Southerly aspect. Tiled floor. The kitchen is extensive and offers an abundance of storage space along with a built-in larder unit and integrated fridge, freezer, washing machine, dishwasher, oven and microwave Neff oven, recessed spot lights. Oak fronted wall and base units to three sides provide extensive storage space, granite effect work surface with tiled splash backs above and inset sink, drainer and an inset five ring Neff induction hob with extractor fan over. This spacious room has an abundance of light, views over the garden to the South and space for a dining/breakfast table.

ON THE FIRST-FLOOR

open tread stairs from the ground floor turn through 90 degrees to the:

LANDING

9'10 x 8'10 high level window to the front, loft access and doors to all first-floor rooms:





BEDROOM ONE

17'11 x 15'02 (max) Fitted shutters, Velux roof light and a pair of glazed double doors that open out onto the stunning balcony taking in views over the garden and farmland beyond, alongside making the best of the Southerly rear aspect. Built in wardrobes and eaves storage, door through to the:

EN-SUITE

10'07 x 6'06 spacious room with an oversize electric shower to the side and inset bath to the rear, pedestal wash basin and w/c. Hardwood effect flooring, Velux roof light, recessed spot lights and extractor fan.



BEDROOM TWO

11'05 x 9'08 window to the side (West) with fitted shutters, spacious double bedroom with built in wardrobe/storage cupboard.

BEDROOM THREE/ STUDY

7'09 x 7'07 dormer window to the rear overlooking the garden and two magnificent oak trees, low doors to the sides into the large eaves storage spaces. Currently configured as an office but with scope for use as a single or nursery bedroom.



CLOAKROOM

6'06 x 3'05 opaque dormer style window to the front, tiled front wall, pedestal wash basin and w/c.

OUTSIDE

the property enjoys a substantial plot in a quiet position at the back of Rose Acre, the front garden is laid to lawn interspersed with mature trees and shrubs, the front driveway has ample space for 4/5 cars ahead of the garage and front of the property. Side access between the garage and house to the rear garden and access to the Eastern side of the property to the:



SIDE GARDEN

laid to lawn with well-defined fence boundaries, to the corner a concrete hardstanding and fencing provide space for the bunded oil tank. Open through into the:



REAR GARDEN

enjoying an open Southerly aspect and an expanse of Indian sandstone terrace adjacent the rear of the property ideal for outside dining and entertaining. The gardens boundaries are marked to the sides by close board fencing and well stocked borders, to the foot of the garden a deep well trimmed laurel hedge and mature oak trees mark the boundary. The central lawn is flat and well maintained. Over a concrete base to the corner of the garden sits a pretty summerhouse of timber frame construction with windows and storage to the side.



DETACHED GARAGE

32'05 x 8'02 windows to the rear and side, personal door from the terrace to the side into the garden, up and over electric garage door from the driveway into this large and useful space. Power and light are connected. Oil fired boiler to the rear.

INFORMATION

initially built in the mid 1960's of brick and block construction under a tiled roof with part brick and part rendered elevations. Extended over two storeys to the East in 2004 to form the dining room and extended bedroom one and en-suite as it stands today. Benefiting from UPVC replacement windows and doors throughout. Oil fired (boiler situated in the garage) central heating to radiators throughout and hot water via cylinder with immersion heater, electrics supplied via RCD consumer unit. Fibre broadband available to the property. Mains drainage, water and electric. A good level of loft and cavity wall insulation is present throughout the property.



HOLTON ST MARY

is a small village situated approximately 1.5 miles from East Bergholt. There is an active village Church, village hall and social club. The village falls in the catchment for East Bergholt primary and high schools, access to the A12 and Manningtree mainline station are within easy reach. Holton St Mary is within 3 miles of Flatford Mill, an area of outstanding natural beauty in the heart of Constable Country.

SERVICES

mains water, electric, fibre broadband and drainage are connected to the property. EPC rating D. Council tax band - D - £2,200.46 annually. Contact Babergh Council on 0300 123 4000.







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LAND AND ESTATE AGENTS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		