



Plot 1, The Old Rectory, School Lane, Stratford St Mary,  
Colchester, Essex, CO7 6LZ

Guide Price £650,000 - Freehold



## **Under construction. Due for completion summer 2016.**

One of a pair of newly constructed high quality detached four bedroom houses by Williams Homes arranged to provide imaginatively designed spacious and well appointed living accommodation including a 20ft 7ins Sitting room with bi folding door and wood burning stove, 26ft 6ins Kitchen/Living room with a range of high quality fitted cabinetry and appliances, family room, utility room, ground floor cloakroom and en-suite facilities to four first floor double bedrooms together with integral garaging and private gardens all situated on the edge of the village with far reaching countryside views to the rear.

Stratford St Mary is located just off the A12 on the Essex/Suffolk border and the towns of Ipswich and Colchester are within easy reach, each offering main line rail services with London Liverpool Street Station. The village offers a wide range of amenities and facilities including a primary school, general store, post office, garage, public houses and the highly regarded Le Talbooth Restaurant. Those looking for independent education for their children are spoilt by easy access to a number of acclaimed schools, these include Orwell Park which feeds the major public schools nationally, Holmwood House, Oxford House, St Marys School for Girls, Ipswich High School for Girls, Little Garth School, Saint Josephs' College, Amberfield School and Old Buckenham School.

Due for completion during 2016 "Plot 1" is of cavity wall construction presenting rendered and colour washed elevations under a pitched roof clad mainly with tiles. The property will benefit from underfloor/radiator heating and double glazing. The accommodation is as follows:

### **ON THE GROUND FLOOR**

Large covered porch with door to:

#### **Entrance Hall**

9ft 1ins x 9ft 1ins With staircase rising to first floor widening at one end, doors to sitting room, open plan kitchen/living room, utility room and ground floor cloakroom and understairs storage cupboard.

#### **Sitting room**

20ft 7ins x 12ft 8ins With dual aspect windows including bi folding doors overlooking and leading to the rear gardens, fireplace housing wood burning stove, door to the kitchen/living room.

#### **Kitchen/Living room**

26ft 6ins x 11ft 1ins widening at one end to 13ft 6ins With dual aspect windows including bi folding doors overlooking and leading to the rear gardens. The kitchen will comprise a range of quality cabinetry complete with integrated appliances.

#### **Utility room**

With door to side and range of built in cabinetry and door to garage.

#### **Ground floor cloakroom**

With window to front and suite comprising low level wc and pedestal wash basin.

### **ON THE FIRST FLOOR**

#### **Spacious galleried Landing**

With window to front and doors to the bedrooms and airing cupboard.

#### **Principal bedroom suite comprising:**

##### **Bedroom 1**

12ft 6ins x 12ft 6ins With window to front and door to:

##### **En-suite shower room**

With suite comprising low level wc, wash basin, panel bath and separate shower enclosure.

##### **Bedroom 2**

13ft 6ins x 13ft 1ins With window to front and door to Jack and Jill En-suite bathroom.

##### **Jack and Jill En-suite bathroom**

With window to side and suite comprising low level wc, wash basin, panel bath and separate shower enclosure.

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### Bedroom 3

14ft 1ins x 11ft 6ins With window to rear and door to Jack and Jill En-suite bathroom.

### Bedroom 4

11ft 6ins x 11ft 1ins With window to rear and door to en-suite shower room.

### En-suite shower room

With suite comprising low level wc, wash basin and shower enclosure.

## OUTSIDE

Cart Lodge Style covered parking area.

### Integral garage

With double doors to front and personal doors to side and to the utility room.

### Gardens

The garage and covered parking area are approached via a driveway providing additional off road parking. A short footpath provides access to the front door and continues to provide access to the gardens.

The gardens lie to the rear of the property and comprise a paved seating area which in turn leads to the formal gardens which will be laid to lawn bounded by a mixture of brick walling and fencing.

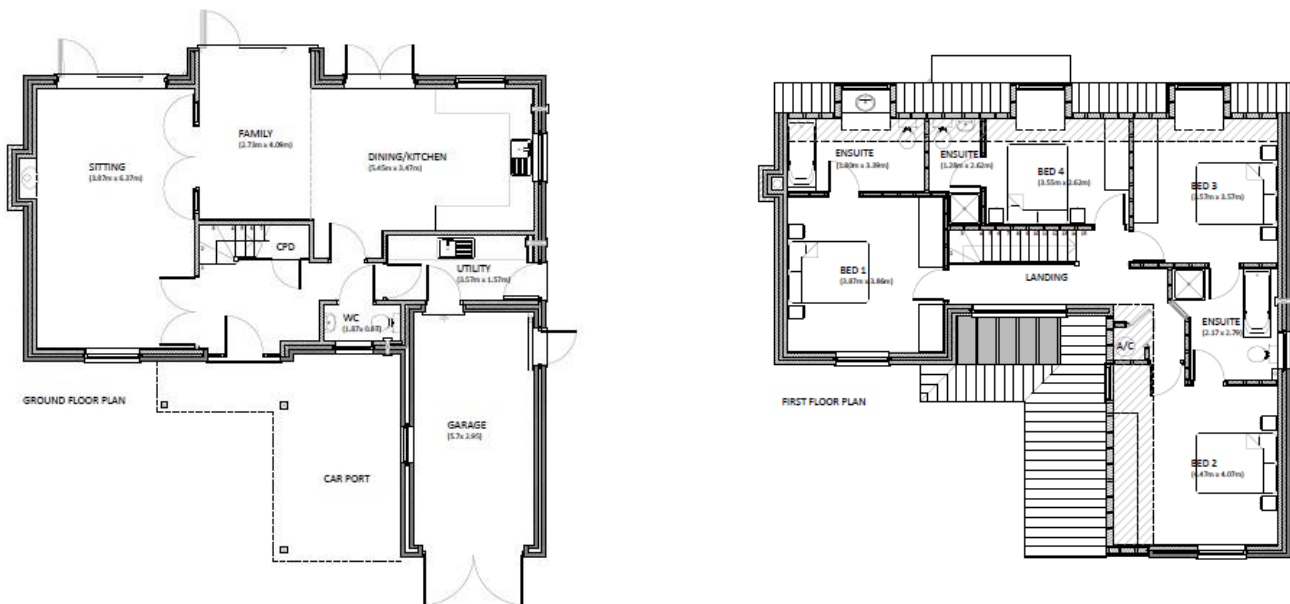
### Services

We understand mains electricity, water and drainage services are connected.

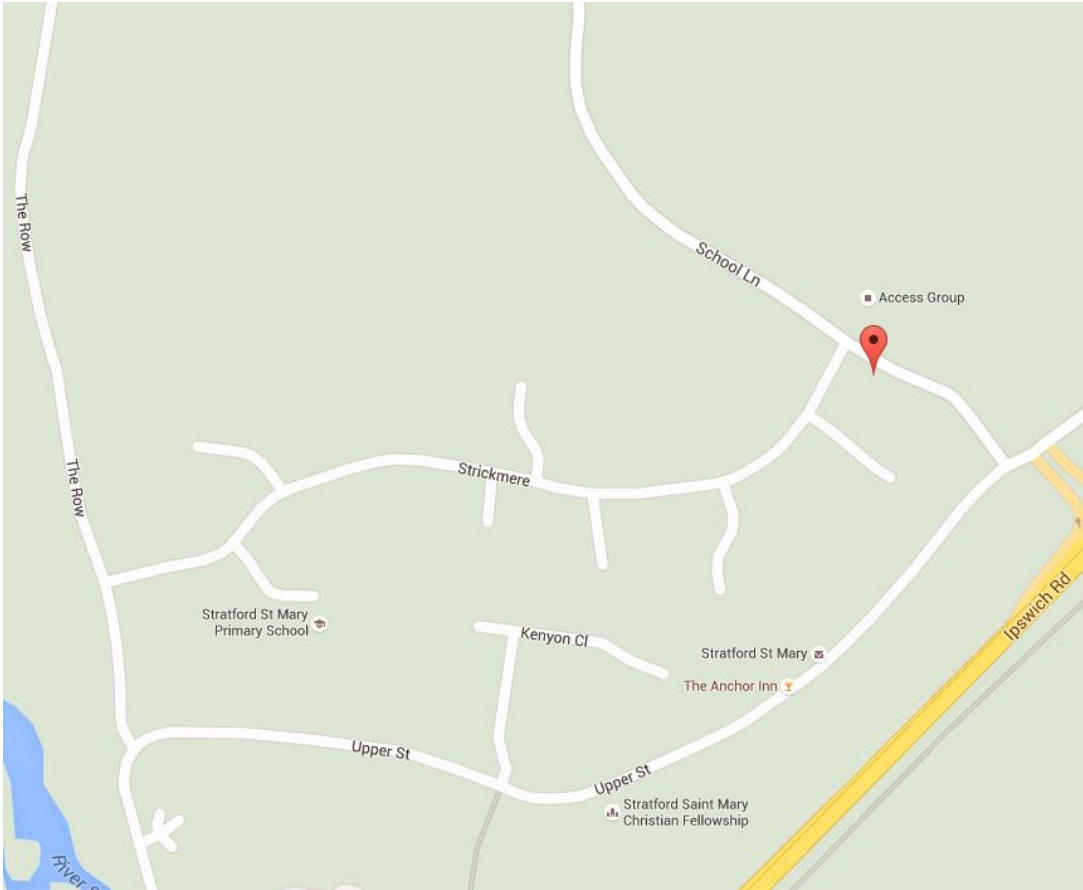
### Viewing

Strictly by prior appointment with the vendors' agents.

## Floor Plans



## Directions



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