



# RE/MAX

## PROPERTY HUB



**Ashridge Church Hill, Harwich, CO12 5EX**

**Price £675,000**

This fabulously unique detached home sits on a plot of approx. 0.75 Acres and offers over 2,000 sq.ft of luxury living space, the elevated garden to the rear offers the most stunning views across the Village of Ramsey and beyond, with 5 bedrooms, 3 reception rooms, 2 bathrooms + ground floor WC, high end kitchen, a detached annex/studio, garage, ample off-road parking in a sought after location with easy access to the A120

Council Tax Band: E

Heating: Gas Combination Boiler (2 years old)

No Onward Chain

### Entrance Porch

With windows to all 3 sides and entrance door with feature leaded light glass

### Entrance Hall

Under stairs storage cupboard and doors to reception room 2, ground floor bedroom and lounge area, staircase to 1st floor

### Lounge 20'1" x 17'3" (6.13 x 5.27)

With wooden feature wall, Bi-folding doors opening to patio area and rear garden, opening to dining area

### Dining Room 15'11" x 12'1" (4.86 x 3.70)

With wooden feature wall, doors through to kitchen and utility area

### Reception Room 2 13'5" x 10'7" (4.09 x 3.23)

With bay window to front aspect

### Kitchen 16'6" x 13'5" (5.04 x 4.09)

Full of natural light with vaulted ceiling, 2 velux windows, windows to both side and rear aspects and bi-folding doors leading onto patio & rear garden Fitted with a modern range of wall and base units, wooden worktops, complimentary wall tiling, integrated fridge, freezer and dishwasher, wine cooler, ceramic butler style sink, central island with under counter storage, space for range style cooker, extractor hood

### Utility 15'8" x 7'4" (4.80 x 2.26)

Fitted storage cupboard, butler style sink, undercounter spaces for washing machine and tumble dryer, window to side aspect, door to side, large storage cupboard, doors to GF WC and shower room

### Ground Floor WC

Low level WC, corner wash basin with vanity storage, window to side aspect

### Ground Floor Shower Room 7'4" x 4'9" (2.25 x 1.46)

Fully tiled walls, double shower unit, heated towel radiator and opaque window to front aspect

### GF Bedroom 12'3" x 10'11" (3.75 x 3.34)

With bay window to front aspect

### First Floor Landing

With loft access hatch and doors to bedrooms 1-4 and family bathroom

### Master Bedroom 19'1" x 14'0" (5.83 x 4.28)

With windows to rear and side aspect, Velux window to front, doors through to walk in wardrobe, shelved and railed with light connected, door to en-suite shower room

### En-Suite Shower Room 7'1" x 6'5" (2.16 x 1.97)

Suite comprising corner shower cubicle, low level WC, wash basin in vanity, heated towel radiator, fully tiled walls and opaque window to rear aspect

### Bedroom 2 13'6" x 10'6" (4.13 x 3.22)

With window to side aspect and Velux window to front aspect

### Bedroom 3 13'3" x 8'2" (4.05 x 2.49)

With 2 double built in wardrobes, windows to both side and rear aspects

### Bedroom 4 7'10" x 7'1" (2.41 x 2.17)

With Velux window to front aspect

### Family Bathroom 7'5" x 6'7" (2.28 x 2.01)

Suite comprising panelled bath, pedestal wash basin, low level WC, heated towel radiator, built in storage cupboard, fully tiled walls and opaque window to rear aspect

### Annex/Studio Accommodation 24'10" x 9'6" (7.59 x 2.91)

The building is currently split with garage at the front and living space to the side, with 2 windows and bi-folding doors looking onto the garden, power and light connected

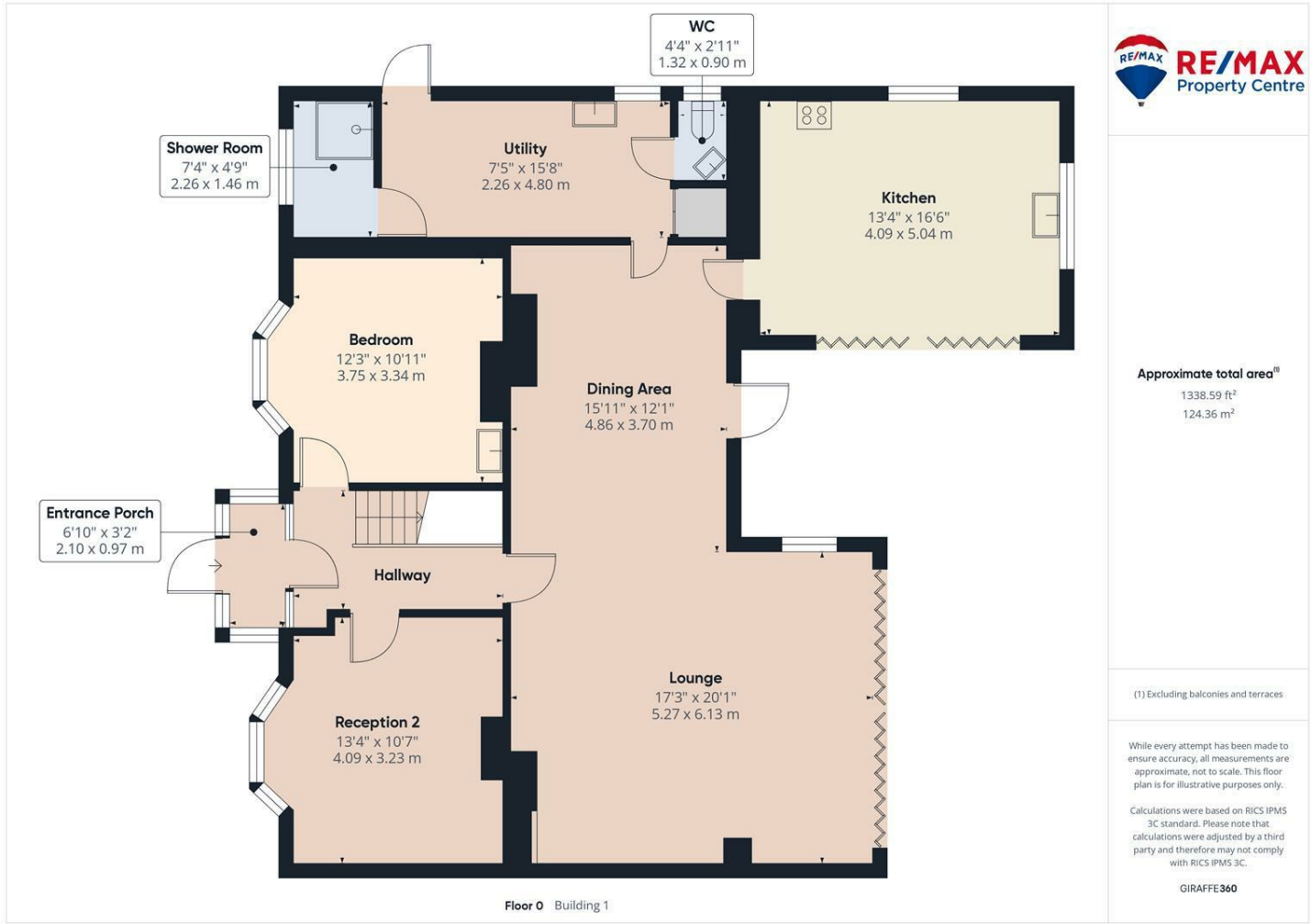
### Outside Areas:

To the front of the home a driveway offering parking for multiple vehicles and gated access to both sides of the property

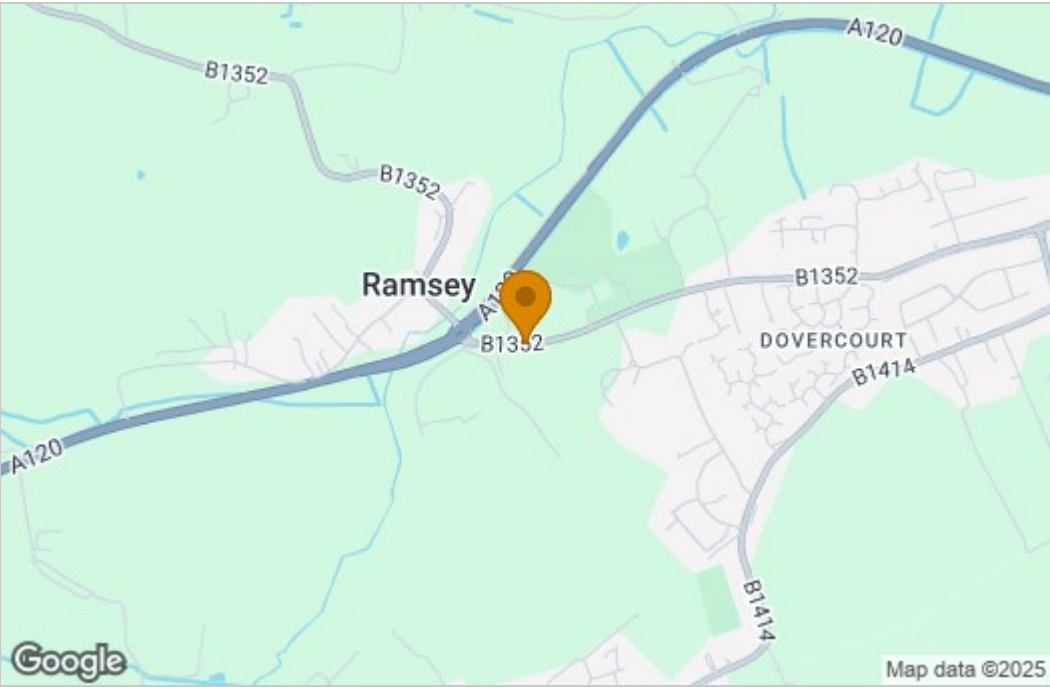
The property sits on a plot of approx. 0.75 Acres and the rear garden boasts 2 large patio areas, seating area, large lawned area, the rear has a gradient leading up to the elevated wooded area at the top which offers the most stunning views towards Ramsey Village and beyond



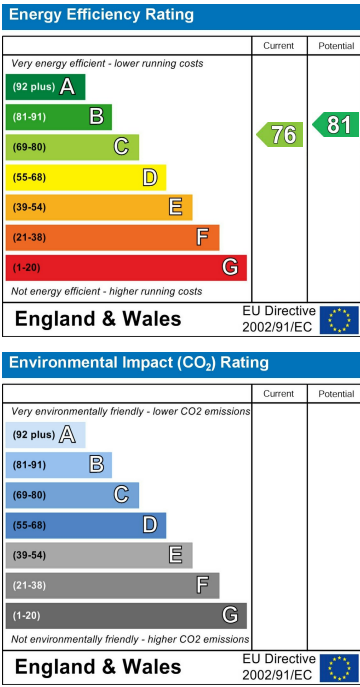
Floor Plan



Area Map



Energy Efficiency Graph



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