

EH

EXQUISITE
HOME





In the hamlet of Fordham Heath with vast expanses of unspoilt countryside behind it and any number of wonderful walks, this handsome and much loved detached family home could not enjoy a more attractive location. Built in 1996, the present owners bought it new. The front door opens into the generous entrance hallway with cloakroom off. To the left is the dining room with its attractive brick fireplace and electric fire. Over the years, it has enjoyed many uses, primarily as a music room and as a place in which to entertain guests for dinner. If desired, a log burner or open fire could be put in as the house has two chimneys. To the right is the triple aspect kitchen/breakfast room sourced from local firm Nicholas Anthony in 2007. With its maple cabinets, high end granite worktops, breakfast bar with seating, double ceramic butler sink and integrated fridge freezer, it is a light, welcoming and multi-use space, ideal for any family configuration. The pretty dual aspect sitting room is simply flooded with natural light and painted in a delightful dark red which makes it all feel extremely cosy. It further benefits from a brick fireplace with a log burner installed only two years ago.

Spacious First Floor

The staircase rises from the hall to the first floor landing. The large principal bedroom is enhanced by built in wardrobes and a smart, contemporary en suite shower room with a chrome towel heater. The dual aspect second bedroom is a good size and would make an excellent guest room. There is a third dual aspect double room and the fourth bedroom is slightly smaller and benefits from fitted wardrobes. It would make the perfect nursery, child's bedroom, play room or home office. The three piece family bathroom has a bath with shower over and a chrome towel heater.



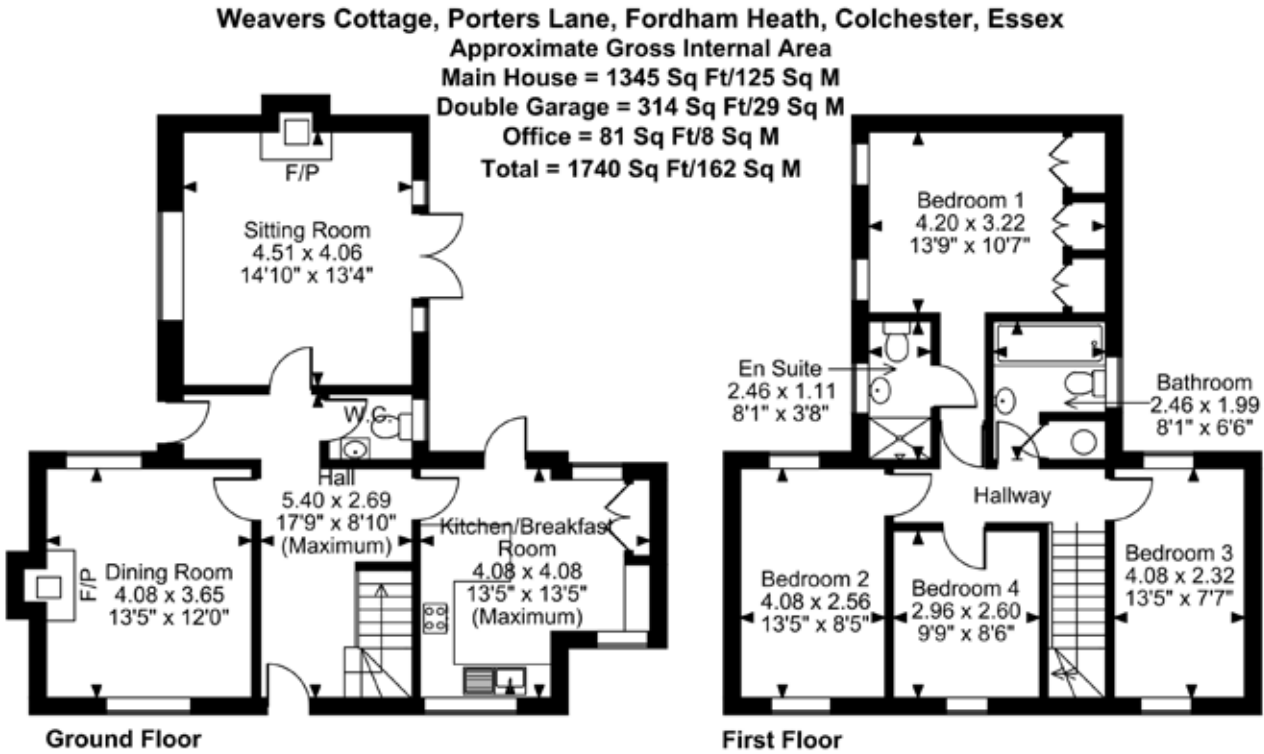
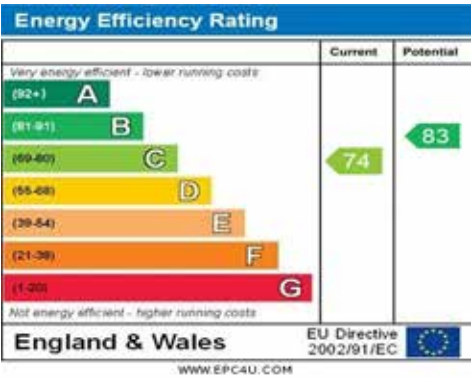
“The well-appointed kitchen was sourced from local firm Nicholas Anthony....”

LOCATION

There is generous parking on the gravelled drive to the side and there is also a large garage with power and light. A small grassy area with beautiful grape hyacinths sits to the side and at the front of the house is a gravelled area with raised beds containing salad crops, herbs, beetroot and chard. To the side, accessed via a gate, is a pretty lawn with flower beds and a brick herringbone path and patio as well as two decked seating areas. A young pear tree, buddleia, choisya, clematis, acer tree, periwinkles, foxgloves, climbing hydrangea, raspberry canes and mature shrubs all contribute to make this pretty and manageable garden an absolute delight. There is a sturdy home office next to the garage, fully insulated and carpeted with shelving, power and light, perfect for those who need to work from home.

Fordham Heath is a small hamlet in Essex with its own distinct character, though it's often considered part of neighbouring Eight Ash Green. In fact, the two are so closely linked that local amenities, such as the nearby petrol station and popular fish and chip shop, are technically in Eight Ash Green. The local primary school, Holy Trinity at Eight Ash Green, is just around the corner, while some families also choose Fordham Primary School, though it's outside the catchment.

Fordham Heath shouldn't be confused with the nearby village of Fordham, which is home to the Grade I listed All Saints Church and the well-loved Three Horseshoes pub. Back in Fordham Heath, The Cricketers Pub sits right on the edge of the heath, offering lovely views over the village cricket pitch, an enduring feature of the community's rural charm. There is a golf club just a short drive away and transport links here are excellent with the A12 looping around the north of Colchester close to Fordham Heath and regular fast trains running into London Liverpool Street from Colchester station, making this location ideal for those who commute to work. Colchester itself is connected to London, Ipswich and Lowestoft by the A12 and is thirty miles from Stansted airport and twenty from Harwich. Although it is a modern, bustling city, its roots are very much in the past. Eleventh century Colchester Castle was built on the site of an earlier Roman temple and there are a number of museums, art galleries, two theatres and an arts centre. There are plenty of sports facilities, schools, shops, cafés and restaurants and it is very well connected.



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