



EH

EXQUISITE
HOME



CHARMING FAMILY HOME IN A VILLAGE LOCATION

Near the centre of the village is this delightful detached cottage set in lovely gardens and with access to many beautiful walks to Flatford and Dedham. Having been built to over three hundred and fifty years old, the present owner bought it in 2004, falling in love with the location and the beauty of the cottage. It was derelict and needed complete renovation, and since moving in, it has been completely renovated and redecorated, a conservatory built and the garden planted up. The previous owner had links to the Royal Family and did the flowers for Lady Diana Spencer and Prince Charles’ wedding. The house is in a very quiet, private location with allotments behind it. The frontage is established with hydrangeas, a mature wisteria, rambling roses and a raspberry bush, and the house is set back from the road with very attractive original wrought iron railings. A fruitful plum and pear tree grow to the side of the house adjacent to an old stone well, still holding water at it’s base, a delightful reminder of the cottage’s history and an enchanting feature within the garden. In the back garden there are apricot, a cherry, two wisteria trees, lavender, herbs and fragrant rambling roses. With off street parking for upto four/five cars on the drive. The garage with its pitched roof, light and power could, if desired, and with the correct planning permission in place, be converted into a home office, home gym or two storey annexe. The owner has lapsed planning permission to move the garage, add on a first floor with a large reception room adjacent to the conservatory with outdoor/indoor space with bi-folds, with a spiral staircase, add two further bedrooms and an en suite and link to the conservatory, giving even more potential to extend and improve.

The front door opens into the hallway with the staircase rising to the first floor. The balustrade is the original carved oak from one of the two cottages which were combined to form one house. To the right is the handsome four piece family bathroom with its glossy subway tiles, claw footed freestanding rolltop bath with shower over and multicoloured ambient lighting and large walk in shower. The large, light filled dual aspect living room is absolutely delightful with its oak exposed beams, three windows running along one wall and fitted bookshelves. It also benefits from a pretty brick fireplace with wood burner and a lovely original glass and wood internal door. It is much used for family time, relaxing, watching TV and at Christmas when the house’s rafters are decorated with holly and ivy and happy memories are being made.

The farmhouse style kitchen with its cream Shaker cabinets, solid beech wood worktops, ceramic Belfast sink, cream Aga style electric oven with gas hob, integrated fridge/freezer, dishwasher and wine fridge is a cook’s dream, uniting style with practicality and with enough room to accommodate a table and chairs, ideal for everyday family meals and kitchen suppers. The spacious conservatory next door has a wonderful flow, with an oak breakfast bar connecting the two rooms and making this the perfect space for relaxed entertaining. The sunny conservatory is used as a second reception room and offers cosy accommodation with wonderful views of the pretty back garden. Over the years, this space has played host to many Christmas dinners, New Year celebrations and children’s parties, with its great flow and spacious proportions. There is a useful utility room with plumbing for a washing machine and tumble dryer and a small room to the rear of the house presently used as a home office.

PERIOD CHARM

The attractive period features continue on the first floor where three bedrooms radiate from the landing. The principal bedroom has a smart en suite shower room and fitted wardrobe and nestles in the eaves, giving it a real sense of charm and cosiness while retaining the space and light required for comfortable twenty first century living. The second bedroom is a good sized double with a working fireplace and fitted storage, while the third bedroom, though more compact in size, comfortably accommodates a double bed, built in cupboard with added charm and personality from two windows allowing natural light to fill the room and glimpses of old wall beams in the eaves.

CHARMING GARDEN

The back garden is particularly delightful and has been planted up in such a way as to give it the air of a cottage garden while never sacrificing space or privacy. There is a paved terrace by the conservatory, the perfect place for al fresco dining, drinks with friends or family barbecues and the rest is laid to lawn. Mature trees give shade and texture, while stepping stones lead enticingly to the wooden Scandi-style office at the bottom of the garden, presently used as two offices with a cloakroom in between with a fully functioning shower room, fitted with a large shower, sink and toilet. All mains services are connected, including water and electricity, with the added benefit of Wi-Fi connectivity. Within each room double glazed French doors and two windows flood each space with natural light, creating two large bright and practical rooms. This offers very useful and spacious extra accommodation and if desired could be used as a teenage hangout or a garden room.

Situated in a thriving and sought after village, yet close to Ipswich, Colchester and Manningtree, with excellent transport links, local schools and with the delights of Dedham Vale, Constable Country and the River Stour close by, this beautiful family home offers flexible and immaculate accommodation, off street parking for up to four/five cars and the prettiest of gardens.

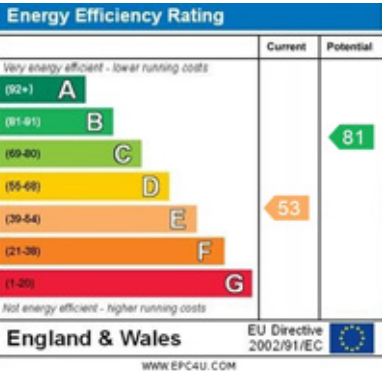
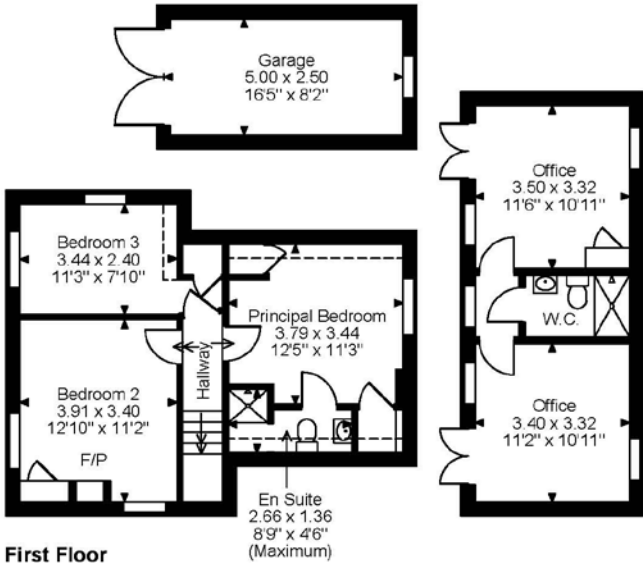
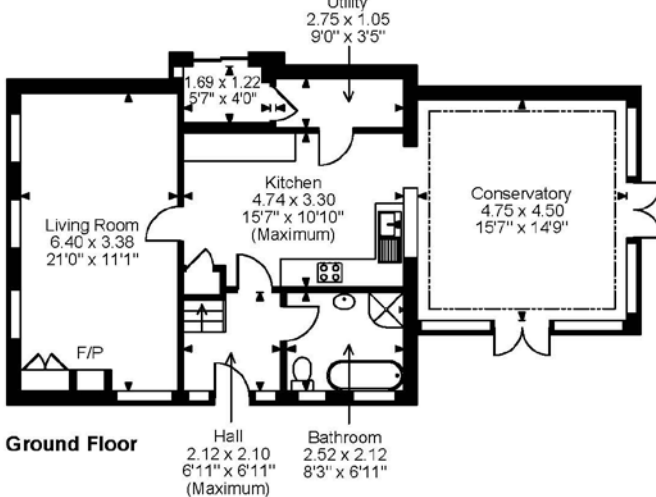
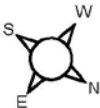
CONSTABLE COUNTRY

The thriving village of East Bergholt sits just north of the Suffolk border with Essex. Eleven miles from Colchester, nine from Ipswich and with excellent transport links, it is a much sought after location for families and commuters alike. The A12 runs close by and regular fast trains to London Liverpool Street depart from Manningtree station four miles away with a journey time of under an hour. The village is well served with amenities including a primary and high school, three pubs, a medical centre, pharmacy, Co-op, deli, bowls, cricket, tennis and football clubs and a memorial hall. Children pursue their education past Year Eleven at Colchester Institute, Suffolk One College, Suffolk New College or at other high schools with sixth form provision. East Bergholt has a significant number of listed buildings and is on the edge of the Dedham Vale AONB.





Approximate Gross Internal Area
Main House = 1263 Sq Ft/117 Sq M Garage
= 135 Sq Ft/13 Sq M
Offices = 304 Sq Ft/28 Sq M
Total = 1702 Sq Ft/158 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8663375/RIB

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



EXQUISITE HOME

Exquisite Home, St John's Innovation Centre, Cowley Road, Cambridge, CB4 0WS

T +44(0) 1223 261144 E info@exquisitehome.co.uk

CAMBRIDGESHIRE | ESSEX | HERTFORDSHIRE | HUNTINGDONSHIRE | NORFOLK | SUFFOLK | LONDON