



**Yeomans
Colchester, Essex**

**DAVID
BURR**



Yeomans, Hanover Square, Feering, Colchester, Essex, CO5 9QN

Feering is a village and civil parish in the Braintree district of Essex. The parish is located between Colchester and Witham. The village is conjoined to the neighbouring village of Kelvedon. Within the parish are the hamlets of Stocks Green, Skye Green and Langley Green. Historically Feering was two separate areas, comprising the church and small village and the hamlet of Feering Hill on the main London Road. The two parts of Feering are separated by the nineteenth century railway line and an area of open space. Feering lies half a mile away from the A12 and provides access to Kelvedon train station which connects to London Liverpool Street every 30 minutes and Stansted Airport only a 40 minute drive.

A distinctively styled six bedroom (one en-suite) detached property enjoying an attractive aspect across open farmland whilst retaining excellent access to the village centre, road and rail links via the A12, proximity to London Liverpool Street and the county town of Chelmsford. Offering an accommodation schedule of approximately 2,000sq ft, the property has benefited from a significant programme of adaptation and enhancement by the current owners and is presented in excellent order throughout retaining a host of retained features and a high specification finish. Notable attributes include a dual aspect sitting room with centrally positioned wood burning stove, checkerboard tiled flooring, oak internal doors, a sliding panel patio door to the dining room and an outstanding second floor bedroom/sitting room that provides an elevated aspect across the adjacent landscape. Further benefits of the property include a detached garage, ample private parking via a pressed shingle driveway and landscaped rear gardens with multiple seating areas, summer house and an unspoilt access across adjacent farmland.

A six bedroom (one en-suite) detached property offering considerable versatility, completed to an excellent standard throughout with approximately 2,000sq ft of accommodation and further benefits including a detached garage, ample private parking via a pressed shingle driveway and landscaped gardens with views across open farmland.

A herringbone patterned oak framed entrance porch with terracotta tiled flooring and stain glassed timber door opening to:

ENTRANCE HALL: 12' 5" x 8' 11" (3.81m x 2.72m) With mosaic tiled patterned flooring, staircase off opening to useful understairs storage recess. Oak door opening to:

SITTING ROOM: 23' 11" x 12' 4" (7.29m x 3.78m) An outstanding dual aspect reception room with casement window range to side, bay window to front and a central fireplace with slate tiled hearth, inset wood burning stove, fireplace surround and mantle over.

KITCHEN/BREAKFAST ROOM: 11' 10" x 11' 1" (3.63m x 3.38m) Fitted with an extensive range of base and wall units with preparation surfaces over and tiling above. Ceramic single sink unit with vegetable drain to side, mixer tap over and casement window to range affording views across the gardens and farmland beyond. Integrated appliances include a base level fridge, slim line Samsung dishwasher and a three door Smeg oven with six ring gas hob over and extraction above. Range of part glass fronted wall units, tiled flooring throughout and panel glazed door opening to rear gardens. Enjoying a direct, open plan link through to the:

DINING ROOM: 11' 6" x 11' 2" (3.53m x 3.41m) Affording a dual aspect with casement window to side and sliding panel glazed patio door

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opening to the rear terrace and gardens beyond. Tiled flooring throughout and door to:

UTILITY ROOM: 11' 6" x 8' 11" (3.53m x 2.72m) Fitted with matching range of base and wall units with preparation surfaces over and tiling above. Rangemaster ceramic sink unit with mixer tap above and space and plumbing for an American style fridge freezer, with machine and tumble dryer. Tiled flooring throughout, window to rear, LED spotlights and door to:

CLOAKROOM: Fitted with ceramic WC and wash hand basin with tiling above. Obscured glass window to rear, tiled flooring throughout and wall mounted heated towel radiator.

First floor

LANDING: With casement window range to front and oak door opening to:

BEDROOM 1: 14' 7" x 12' 9" (4.46m x 3.91m) With casement window arranged to front affording elevated views across the landscape beyond. Door to:

EN-SUITE SHOWER ROOM: 7' 7" x 4' 2" (2.32m x 1.28m) Principally tiled and fitted with ceramic WC, Burlington wall hung wash hand basin, fully tiled separately screened shower with handheld and mounted shower attachment and traditionally styled heated towel radiator. LED spotlights throughout.

BEDROOM 4: 11' 8" x 11' 1" (3.57m x 3.40m) Set to the rear of property with casement window range to rear affording elevated views across the gardens and farmland beyond.

BEDROOM 5: 11' 11" x 11' 2" (3.64m x 3.42m) With casement window range to rear affording views across the gardens and open farmland beyond.

BEDROOM 6: 12' 4" x 10' 8" (3.78m x 3.27m) Afforded a dual aspect with casement window range to side and further casement window to front affording views towards the railway line.

FAMILY BATHROOM: 8' 5" x 6' 9" (2.59m x 2.07m) Partly tiled and fitted with ceramic WC, pedestal Burlington wash hand basin, fully tiled separately screened shower unit with both mounted and handheld chrome shower attachments and bath with claw feet and central shower attachment. Obscured glass casement window to rear and LED spotlights.

Second floor

LANDING: With velux window to side and double oak doors opening to:

BEDROOM 2/FAMILY ROOM: 20' 9" x 16' 8" (6.33m x 5.09m) Forming part of an exceptional loft conversion by the current owners, this multi-purpose room is currently arranged as a family room and afforded a triple aspect with casement windows to side and a glass panelling to rear affording an unspoiled aspect across open farmland to rear. Engineered oak flooring throughout, door to eaves storage space and LED spotlights.

BEDROOM 3: 20' 9" x 12' 3" (6.34m x 3.74m) Afforded a triple aspect with obscured glass casement windows to side, oval ships window to front, LED spotlights and doors to eaves storage space. Door to store room housing gas fired boiler and pressurised water cylinder. Further floor to ceiling fitted shelving unit.

SHOWER ROOM: 6' 5" x 5' 6" (1.96m x 1.70m) Principally tiled and fitted with ceramic W.C, Burlington wall hung wash hand basin and fully

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tiled, separately screened shower with handheld and mounted shower attachment.

Outside

The property is approached by a lane on the periphery of the village with a pressed shingle driveway providing space for approximately six vehicles. Direct access is provided to the:

GARAGE: 17' 3" x 8' 5" (5.26m x 2.57m) With twin hinge doors to front, light and power connected and personnel door to side.

The gardens are one of the properties most striking attributes with a rear terrace with various walk ways interspersing the lawn beyond including a central, snaking brick pathway with a centrally positioned pond, bridge over and summer house with light and power connected set to the rear of the garden. Further attributes include a timber framed external garden store and a rear terrace providing an ideal aspect to enjoy the unspoilt landscape across farmland beyond.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Pending report. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///buckling.daffodils.growth

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree, Essex, CM7 9HB (01376 552525). **BAND:** E

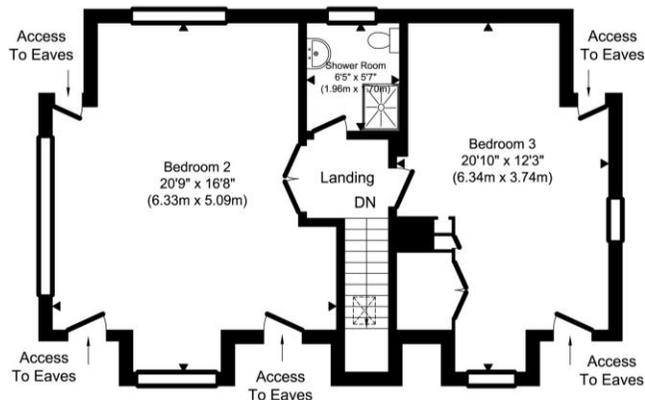
BROADBAND: Up to 79 Mbps (Source Ofcom).

MOBILE COVERAGE: EE, Three, O2 & Vodafone (Source Ofcom).

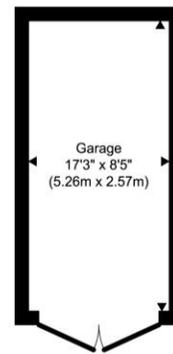
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

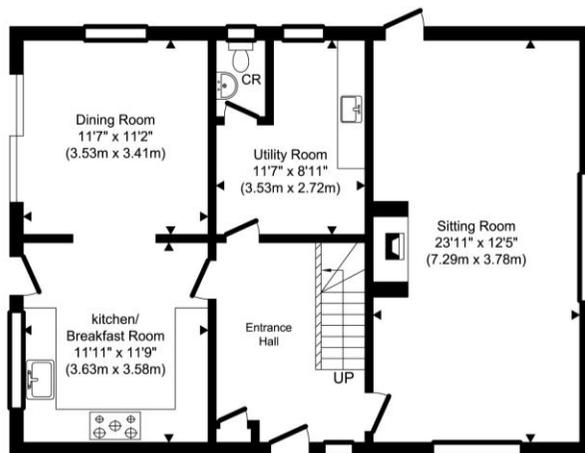
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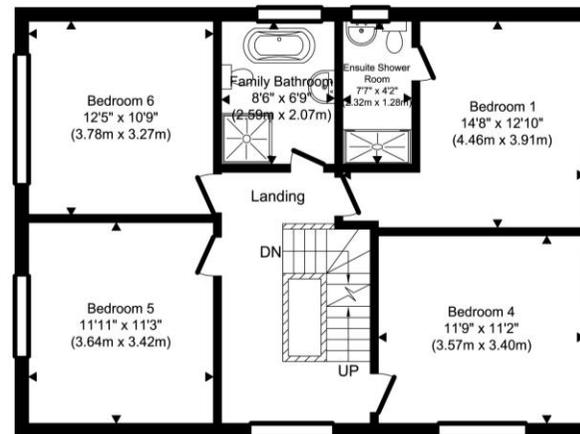
Second Floor
Approximate Floor Area
612.25 sq. ft.
(56.88 sq. m)



Garage
Approximate Floor Area
145.42 sq. ft.
(13.51 sq. m)



Ground Floor
Approximate Floor Area
798.78 sq. ft.
(74.21 sq. m)



First Floor
Approximate Floor Area
798.78 sq. ft.
(74.21 sq. m)

TOTAL APPROX. FLOOR AREA 2355.25 SQ.FT. (218.81 SQ.M.)
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