



Seven Gables
Boxted, Essex

DAVID
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Seven Gables, Cross Field Way, Boxted, Colchester, Essex, CO4 5SF

Boxted is a sprawling village with a strong sense of community illustrated by its many clubs and societies. There is a well-regarded Primary school, Parish church and a pre-school at the King George playing field with village hall and a licensed café/restaurant. There are many countryside walks with part of the village lying within the Dedham Vale Area of Outstanding Natural Beauty and Colchester with its comprehensive range of amenities and commuter rail link to London Liverpool Street station is only four miles distant.

A five bedroom (one en-suite), detached, unlisted period property understood to have originally existed as a Coaching Inn, enjoying a prominent position within the highly regarded north Essex village of Boxted. Located within walking distance of the village playing fields and primary school, the property offers an accommodation schedule in excess of 3,000 sq. ft arranged over two floors and enjoys a principally open plan ground floor aspect having been subject to a considerable programme of recent improvement and enhancement. Adorned with a wealth of hallmarks and period features including an array of exposed timbers and studwork, a brick fireplace with herringbone patterned hearth and inset wood burning stove, UPVC double glazed windows, a quartz topped fitted kitchen and high specification en-suite and bathroom facilities. Set immediately adjacent to the Dedham Vale area of outstanding natural beauty and within convenient reach of Colchester North Station and the centre of the thriving north Essex city of Colchester. Further benefits to the property include a detached double garage, ample private parking, established, well screened rear gardens arranged via a terrace with expanse of lawn beyond and a range of border planting and gated side access.

A five bedroom (one en-suite) detached unlisted period property enjoying a central village location and offering an accommodation schedule in excess of 3000 sq. ft. Presented to an excellent standard and further benefitting from a double garage, ample parking and private gardens.

Oak door with panelled glazing opening to:

ENTRANCE PORCH: (1.71m x 1.50m) With LVT flooring and door to:

ENTRANCE HALL: (4.71m x 1.70m) With exposed ceiling timbers and partition, door to useful under stair storage recess and LVT flooring throughout. Opening to:

SITTING ROOM: (7.22m x 5.20m) Enjoying a direct, open link to the entrance hall and dining room and afforded a dual aspect with casement window range to front, side and further bay window to front. Range of exposed wall and ceiling timbers, LVT flooring and a brick fireplace with

herringbone patterned hearth with inset wood burning stove and mantel over. Opening to:

DINING ROOM: (3.55m x 2.79m) Conveniently accessed via both the kitchen and the sitting room, the dining room is enhanced by two casement windows to the side aspect with spotlights, timber stud partition and double doors to:

INNER HALL: (3.68m x 2.32m) Providing a useful space for free-standing storage units, casual seating, range of LED spotlights and opening to:

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KITCHEN/BREAKFAST ROOM: (6.60m x 3.40m) A recently refitted, high specification kitchen comprising an extensive range of base and wall fronted gloss units with a quartz topped peninsular unit. Fitted appliances include a Samsung Oven and Neff microwave/ oven combination, a four ring Neff hob, with electric, flush level touch sensitive extraction unit. Stainless steel single sink unit with mixer tap over, space for an American style fridge/freezer and further integrated appliances including a Bosch dishwasher and Neff washing machine. The kitchen units comprise a range of soft close cutlery drawers, deep fill pan drawers, full height larder units, under oven soft close drawers and pull-out carousel units. Range of LED spotlights, casement window to rear affording aspect across the rear garden and LVT flooring throughout. Step down to a breakfast area with wall mounted, cylinder style column radiator, casement window to rear and staircase off rising to first floor.

UTILITY ROOM: (3.57m x 2.96m) Afforded a dual aspect with casement window range to side and rear, LVT flooring, french doors to outside rear terrace and double doors to:

MUSIC ROOM: (3.96m x 2.96m) Enjoying a direct link with the sitting room with exposed ceiling timber, door to full height store room and further door to:

CLOAKROOM: (2.14m x 1.28m) Fitted with WC, wash hand basin and exposed wall timbers.

STUDY: (2.96m x 2.64m) Afforded a dual aspect with casement windows to front, french doors to side terrace and LVT flooring throughout.

CLOAK STORE: (1.19m x 1.08m) With half height frosted glass panel door to outside and door with Suffolk latch to:

BOILER ROOM: (1.19m x 1.05m) Housing oil fired combi boiler.

First Floor

LANDING: Set beneath a partly pitched roof line with an array of exposed wall and ceiling timbers, providing access to all bedrooms. Enjoying an open and part galleried aspect.

BEDROOM 1: (5.81m x 3.81m) Set beneath a heavily timbered vaulted roof line enjoying a wealth of natural light with two casement windows to front and door to:

EN-SUITE SHOWER ROOM: (2.77m x 2.58m) A high specification shower room fully tiled and fitted with WC, wash hand basin and gloss fronted unit with mirror above, fully tiled double width shower with mounted shower attachment and wall mounted heated towel radiator.

BEDROOM 2: (5.52m x 3.39m) Set beneath a vaulted, timbered roof line with casement window to the front.

BEDROOM 3: (3.79m x 2.50m) With casement window to side.

BEDROOM 4: (3.82m x 2.51 m) With casement window to side.

BEDROOM 5: (5.09m x 2.93m) Afforded a dual aspect with casement windows to side and rear, affording an aspect across the gardens.

FAMILY BATHROOM: (4.50m x 3.27m) Fully tiled and fitted with ceramic WC, twin wash hand basins within a floating gloss fronted unit, fully tiled bath with shower attachment and a walk in, double width shower with mounted shower attachment and recessed shelving. Wall mounted heated towel radiator and frosted glass casement window to rear. LED spotlights and door to store with useful fitted shelving.

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Outside

The property enjoys a prominent situation at Boxted Cross, approached via a wrought iron pair of double gates with brick struts defining the boundary wall. An area of lawn to the front of the property flanks a central, partly bricked walkway. A brick parking area provides space for approximately five to six vehicles, sits immediately beside the property.

DETACHED DOUBLE GARAGE: (6.08m x 6.07m) With twin hinged doors to front, light and power connected and loft storage space above.

The gardens are arranged into two distinct areas with the rear arranged via a neatly bordered terrace with expanse of lawn beyond, a fence line border and a covered well. A brick paved walkway continues to the side of the property to the south facing side terrace which enjoys considerable privacy and screening providing a further covered seating area with gated access to the front of the property and border.

AGENTS NOTE: The property previously had planning permission for the proposed conversion of the double garage to an annexe. Application reference number 213373 details of which can be viewed at www.colchester.gov.uk/planning-app-details

SERVICES: Main electricity, water and drainage. Oil fired heating to radiators. **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.

LOCAL AUTHORITY: Colchester City Council, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222). **BAND:** G.

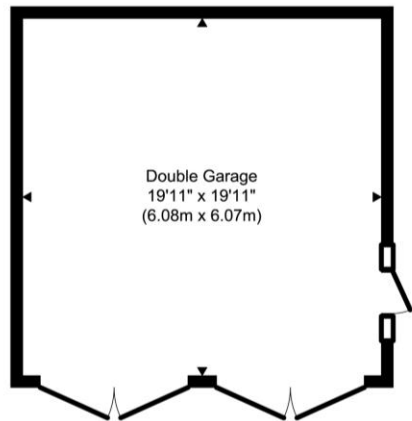
WHAT 3 WORDS: ///infringe.grapes.tickling

VIEWING: Strictly by prior appointment only through DAVID BURR.

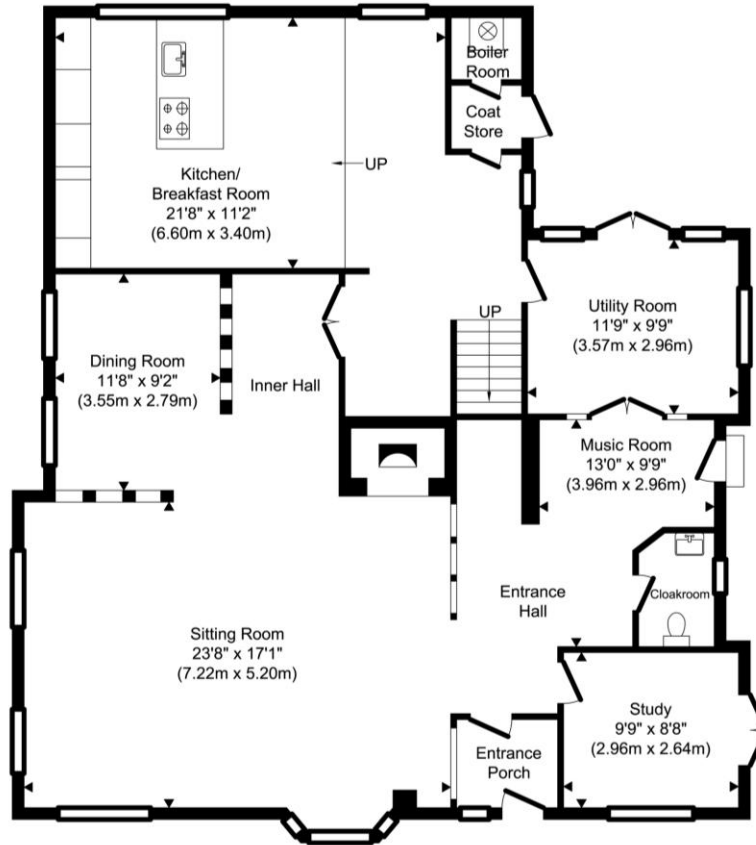
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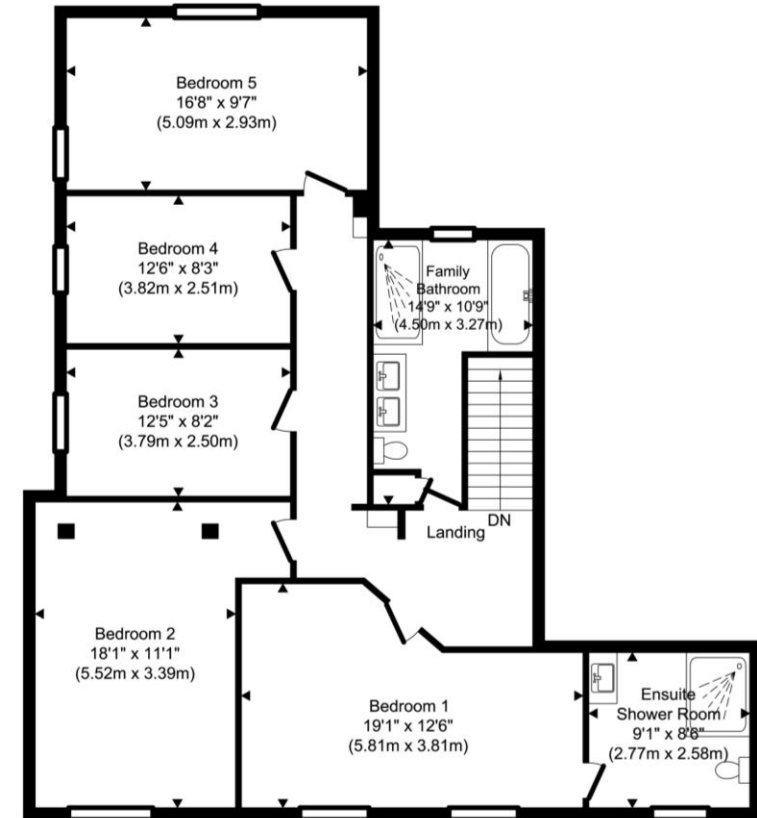
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Outbuilding
Approximate Floor Area
397.18 sq. ft.
(36.90 sq. m)



Ground Floor
Approximate Floor Area
1542.36 sq. ft.
(143.29 sq. m)



First Floor
Approximate Floor Area
1269.06 sq. ft.
(117.90 sq. m)

TOTAL APPROX. FLOOR AREA 3208.61 SQ.FT. (298.09 SQ.M.)

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