



Columbines
Lamarsh, Essex

**DAVID
BURR**



Columbines, Henny Road, Lamarsh, Bures, Suffolk, CO8 5EU

Lamarsh is a charming village with a public house and parish church. Bures is about 1½ miles distance and offers a small selection of shops and railway station with commuter service to London Liverpool Street. Colchester is about 10 miles distance and Sudbury some 3 miles, both offering comprehensive shopping, recreational, and educational facilities.

A detached chalet family home situated in an elevated position overlooking the Stour valley with views to front and rear. The property has versatile layout ideal for modern family life and highly suitable for multi-generational living. The spacious accommodation can be utilised in a manner to suit with multiple ground floor room that can be used as bedrooms or reception space. The large gardens to front and rear allow for a very generous plot.

A large detached chalet home with versatile accommodation situated on a generous plot with amazing Stour Valley views

Stable style door to front leading to

HALLWAY: (4.86m x 2.71m) A welcoming space with built-in understair storage, casement double glazed window to front, stairs rising to first floor.

SITTING ROOM: (4.71m x 3.95m) Double glazed window to front, radiator, fitted shelving and coving, views to the front towards the river Stour.

KITCHEN: (5.74m x 3.34m) A large kitchen, fitted with wall mounted cupboards and display cabinets, base units and drawers with worksurface over. Stainless steel one and a half bowl sink and drainer unit, tiled splashback, three skylight windows to rear, designer radiator, coving, tiled flooring and double-glazed window to rear with bifold doors to the:

GARDEN ROOM: (5.34m x 4.66m) A large addition to the main house, built with a solid base and glass apex roofline the room allows for views of the garden with doors to sides, tiled flooring and wall lighting.

UTILITY ROOM: (2.35m x 2.60m) Fitted with base units and wall mounted cupboards, stainless steel sink, space and plumbing for washing

machine and tumble dryer, radiator, double glazed window to rear and side, door to the garden and door to the garage.

BEDROOM THREE: (3.03m x 3.39m) With coving, storage cupboard and double-glazed window to the front affording views of the garden and the countryside beyond.

BEDROOM FOUR/OFFICE: (2.12m x 3.97m) An ideal room for working from home. With radiator, coving, built-in storage cupboard and french doors to the garden.

SHOWER ROOM: (1.84m x 2.88m) Fitted with a cubicle with thermostatic mixer shower, low level WC, vanity unit with inset basin, heated rail, coving, large linen cupboard, tiled walls and double-glazed window to the rear.

LANDING: (2.73m x 4.90m) A large open plan space currently utilised as a study area with double glazed window to front, coving, built in linen cupboard with shelving and hatch to loft room. Doors to..

BEDROOM ONE: (3.97m x 4.81m) With fitted wardrobes, radiator and

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double-glazed windows to front with expansive views towards the river Stour and the surrounding countryside. Door to..

ENSUITE: (3.2m x 1.73m) Fitted with corner shower with thermostatic mixer shower, vanity unit with basin, close coupled WC, heated towel radiator, storage cupboard, tiled walls, double glazed window to the rear with views over the rear garden and surrounding countryside.

BEDROOM TWO: (3.04m x 6.68m) Currently utilised as a first-floor reception room this large room has front and rear double-glazed windows with extended views over the surrounding countryside. There is a built-in cupboard, radiator, coving and an electric fire set within a modern surround.

FAMILY BATHROOM: (2.43m x 1.46m) Fitted with a suite comprising a double ended bath with shower attachment, vanity unit with inset basin, close coupled WC, tiled walls, shaver point, inset mirror, heated towel rail and double-glazed window to the rear.

LOFT ROOM: (9.80m x 3.20m) Accessed via a ladder from the landing this large space has two skylight windows to the rear providing plenty of natural light. The room could be utilised for a number of hobby purposes or accessible storage.

GARAGE: Up and over door to the front, double glazed window to the side. Wall mounted Baxi gas combination boiler.

Outside

The front of the property is approached via a large driveway leading up to the garage and swings around to the front of the property. There is a large gravelled garden with a variety of tree specimens including a mature Magnolia, flowering cherry, conifers and established flowering borders. There is external lighting and fine views across the valley.

The garden to the rear has two paved patios leading from the house, a raised deck with hot tub. There is a substantial lawn with a raised pond, chicken run with hen house, three raised planters to the rear and the circular patio to the rear set beneath the wonderful Acer tree. There are several further sheds and a variety of shrubs and flower beds. The garden extends up to the farmland to the rear ensuring further delightful views.

WORKSHOP: (4.84m x 2.42m) With power and light connected, double glazed window to the front.

TENURE: Freehold

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

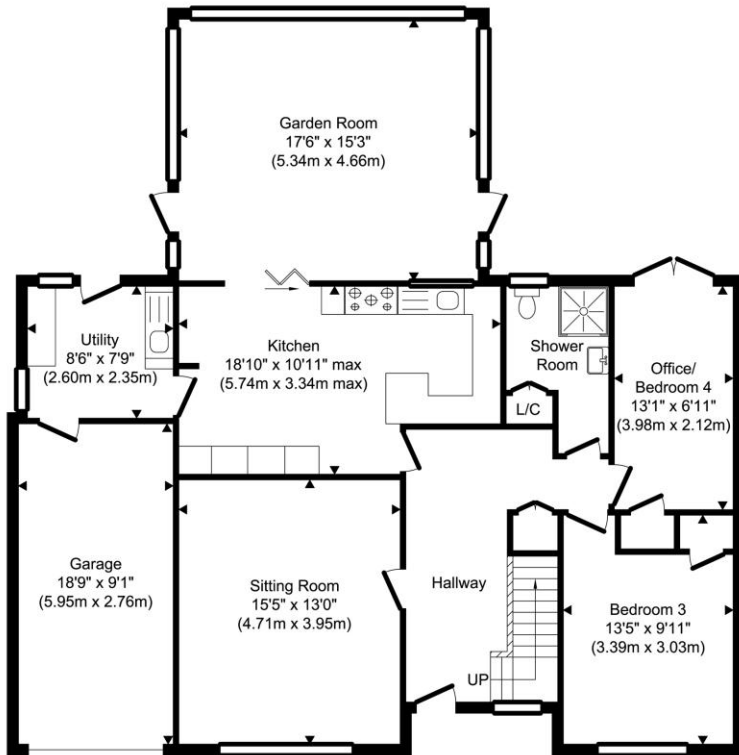
EPC RATING: D. A copy of the energy performance certificate is available on request.

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

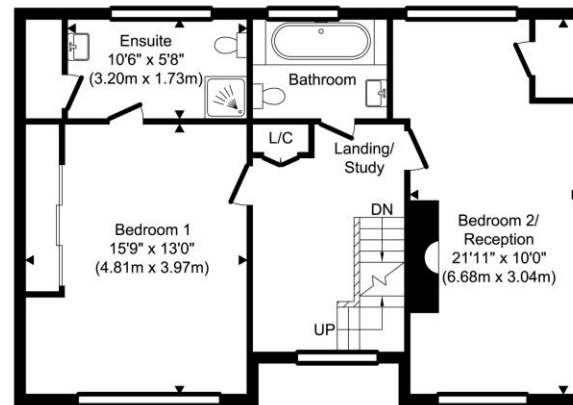
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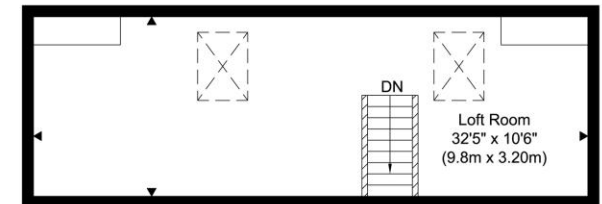
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Ground Floor
Approximate Floor Area
1365.72 sq. ft.
(126.88 sq. m)



First Floor
Approximate Floor Area
687.59 sq. ft.
(63.88 sq. m)



Loft
Approximate Floor Area
340.57 sq. ft.
(31.64 sq. m)

TOTAL APPROX. FLOOR AREA 2393.89 SQ.FT. (222.40 SQ.M.)
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