



DAVID  
BURR

EARLSWOOD HOUSE,  
BOXTED, ESSEX







Colchester North Station 3.5 miles, train journey time to London Liverpool Street from 50 minutes. A12 2 miles, Manningtree station 8.5 miles. Stansted Airport approximately 50-minute drive.

- Four generous bedrooms, enhanced by dressing rooms and en-suites
- 4751 sq ft detached house; previously extended and enhanced
- Four substantial reception rooms
- Second floor cinema room with cloakroom and kitchen
- Substantial kitchen with island, breakfast area and utility room
- A detailed leisure complex with heated pool, gym, sauna, steam room and bar
- 3.5 acre plot including paddocks
- Stable block with two loose boxes, tack room and office above
- Triple bay garage with integrated one bedroom annex
- Post and rail boarded paddocks
- An unspoilt private aspect with established border planting
- Tucked away on a private lane, accessed via twin electric gates
- A diverse individual country residence of exceptional standing

# EARLSWOOD HOUSE

Boxted, Essex

An exceptional four-bedroom country home set within a 3.5 acre plot including paddocks, a cinema room, a separate one-bedroom annex, a leisure complex with heated pool and equestrian facilities. Offering a generous accommodation schedule of approximately 4,751 sq ft, the country home is conveniently located just four miles from Colchester City Centre. Further benefits to the property included a triple cartlodge and gated private parking.



## SITUATION

Boxted is a well-regarded and semi-rural village on the Essex-Suffolk border, known for its sense of community, surrounding countryside and excellent accessibility. The village offers a primary school, village hall and local pub, while more comprehensive amenities are available just a short drive away in Colchester – including mainline rail links to London Liverpool Street, shopping and leisure facilities, and highly rated secondary schools and sixth forms.

The property is located on chapel road, which is a quiet lane with little in the way of passing traffic and ideally placed for access to miles of bridleways and scenic countryside, making it particularly appealing to equestrian buyers or those seeking a rural lifestyle without isolation. The nearby Dedham Vale Area of Outstanding Natural Beauty offers riverside walks, excellent cycling routes and a wide selection of farm shops, pubs and restaurants.

## DESCRIPTION

An individually designed country home built in the early 2000's and has undergone significant improvements during our clients period of ownership since 2015.

These include an extension and renovation of large parts of the main house, the construction of an outstanding leisure complex, landscaping of much of the grounds, the creation of two paddocks, renovation of outbuildings to create two stables and a tack room, creating equestrian facilities, and the creation of a one-bedroom annex and new office building.

The house is substantial, with 4,750 square feet of living space over three levels. The ground floor includes a kitchen/breakfast room with a large island and octagon breakfast area that overlooks the garden; it includes a farmhouse style kitchen with granite surfaces. There are four reception rooms, each with diverse outlooks over different areas of the grounds with the sitting room enhanced by a contemporary log burner. Other ground floor accommodation includes a re-fitted utility room and

two cloakrooms.

The first floor has been entirely reconfigured to include four-bedroom suites, each with their own dressing rooms and bath/shower rooms. The principal suite has an octagonal bathroom and a Juliet balcony (both with views over the paddocks towards the leisure complex), and a dressing room with extensive wardrobes and shelves.

A fabulous cinema room on the second floor features and overhead projector, eight reclining seats with cupholders (for being raised), a separated kitchen (with a fridge, a sink and wine cooler), and its own cloakroom.

The leisure complex is an exceptional addition and enjoys a view back towards the house along a 70-meter ground-lit path. It features air-conditioned gym, a bar/kitchen area with room to sit/relax or eat, sauna, steam room, two changing rooms with showers and two W/Cs. The pool itself measured approx. 10 x 4 meters and is the same depth throughout. Bi-folding doors at the front aspect to the poolside can be opened onto the terrace in addition to a garden chess board (pieces included), an integrated sound system and an outside hot tub. The pool is heated by an oil-fired system or by an air-source heat pump (subject to outside temperature) with the associated machinery located in an internal plant room. There is also a separate storage room with an outside door (ideal for patio furniture/chess pieces). The building has its own gated access drive leading to the house.

Beyond the immediate garden there are two grass paddocks, one approaching one acre and another measuring approximately 0.5 acres. These are fenced and gated and work well for equestrian use, alongside a recently constructed stable complex which features a tack-room, two stables, three gated yards and a W/C. A 30 ft office is located above the stables which is ideal as a work from home space or could be upgraded to make a second annex.

Other features not already mentioned, include several large block paved, tarmacked or shingled parking areas, several large areas of well-kept lawn, well established boundary hedges featuring a variety of trees including a number of oaks, terraces off the kitchen, games room and an electric gate set within brick walled- entrance.

**POSTCODE:** CO4 5RR

## IMPORTANT AGENTS NOTE:

The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

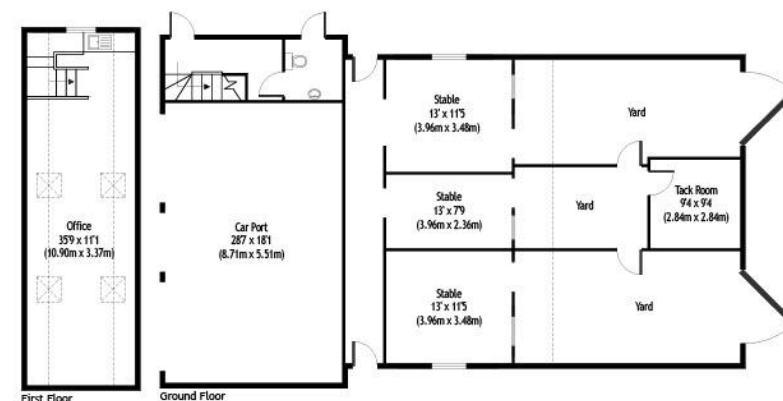
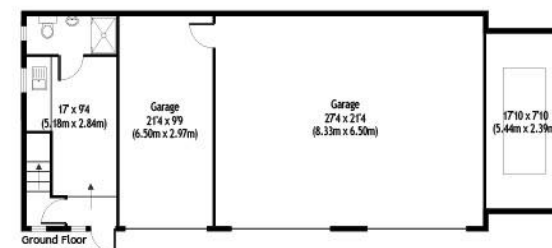
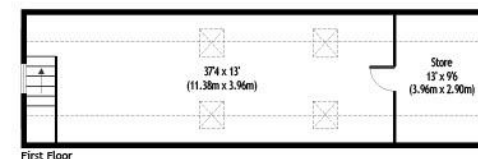
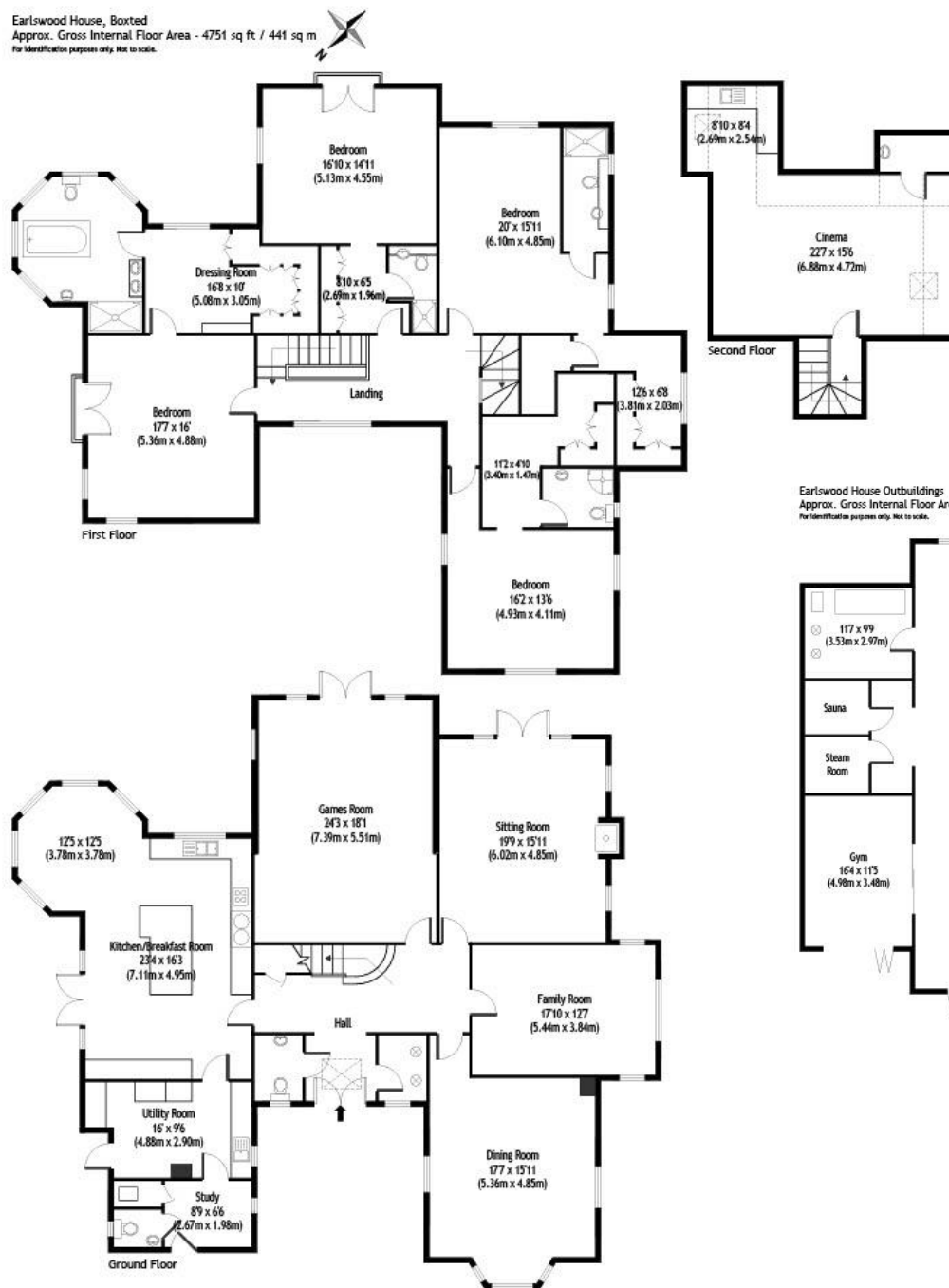
**LOCAL AUTHORITY:** Colchester Borough Council, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222) **BAND:** G

**VIEWING:** Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

**SERVICES:** Mains water, electricity and drainage are connected. Oil-fired heating and supplementing air source heat pump. **NOTE:** None of these services have been tested by the agent.



Earlswood House, Boxted  
 Approx. Gross Internal Floor Area - 4751 sq ft / 441 sq m  
 For identification purposes only. Not to scale.















**Offices at:**

Leavenheath 01206 263007 - Long Melford 01787 883144 - Clare 01787 277811 -Castle Hedingham 01787 463404-Woolpit 01359 245245 - Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888