



DAVID  
BURR

Borley Lodge,  
Borley, Essex







# Borley Lodge, Borley, Essex/Suffolk border

An elegant detached country residence of considerable character with fantastic countryside views and attractive gardens measuring approx. 2 acres.

- Detached grade II listed country house
- Dating back to around 1575 with Georgian and Victorian alterations
- Comprehensively refurbished by the current owners
- Drawing room, dining room, sitting room and garden room.
- Bespoke handmade 'Plain English' AGA Kitchen/breakfast room
- Utility/pantry, boot room and ground floor cloakroom.
- Six bedrooms
- Three bath/shower rooms
- Extensive parking
- Beautiful formal gardens to the front and rear
- Outstanding far-reaching countryside views
- Productive kitchen garden with traditional greenhouse and garden stores
- Area of woodland
- Convenient transport links
- Approx 3 miles from Sudbury station with commuter link to London Liverpool St.
- Approx 45 mins from Stansted airport
- **In all about 2 acres**



## LOCATION

Borley is a scattered rural community, lying immediately south of the River Stour which forms the boundary between Suffolk and Essex. The attractive and well served village of Long Melford is about 2 miles away, whilst the market town of Sudbury with its commuter rail link to London Liverpool Street is about 2 ½ miles. Bury St Edmunds is some 16 miles north and Colchester about 17 miles south east.

## THE PROPERTY

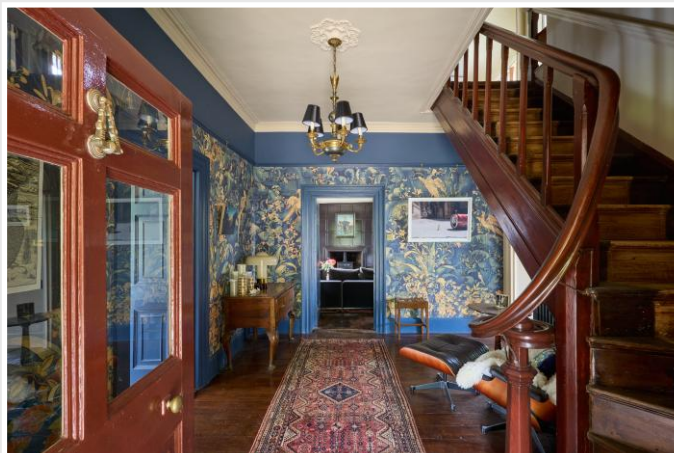
Borley Lodge is a fine grade II listed country home of considerable character with elegant accommodation showcasing superb original features from a range of architectural periods. The house has Tudor origins dating back to around 1575 with the central section added in the 18<sup>th</sup> century and a handsome Victorian gault brick extension carried out in the 1860s.

The house was once part of The Auberies estate and was purchased in 1858 by James Spalding Gardiner, a notable figure in Essex public life who renamed it Borley Lodge and established it as the centre of his 500 acre farm. During the 1930s the property was lent to the Empire Officers Association and served as a sanctuary for former soldiers coping with the aftermath of the Great War.

The property remained in his family until 2018 when it came to the market for the first time in 160 years. It was then purchased by the current owners who have carried out far-reaching, yet wholly sympathetic, improvement works such that the house now provides characterful, high specification accommodation over two levels.

On the ground floor are two impressive formal reception rooms with lovely Victorian proportions and features. A further sitting room leads through to a bespoke 'Plain English' AGA kitchen/breakfast room as well as a utility/pantry, boot room and cloakroom. Upstairs six generous bedrooms are served by three bath/shower rooms.

Outside, beautiful formal gardens enjoy a stunning open view over neighbouring countryside with areas of lawn and attractive terraces. A productive kitchen garden contains a traditional greenhouse and timber storage shed and stands adjacent to an area of woodland. There is ample parking across two driveways with a barn providing an area of storage.





**ENTRANCE PORCH:** With an arched opening, bench seating and a wood and glass panel front door leading to:

**ENTRANCE HALL:** An impressive entrance with high ceilings, cornicing and decorative ceiling rose, original staircase rising to first floor and an exposed oak floor. Picture rail running throughout and with doors leading to:

**DRAWING ROOM:** Also with exposed floorboards, impressive ceiling height, ornate cornicing, deep skirting and picture rail throughout. Beautiful bay window which perfectly frames the formal gardens to the front and with a further sash window allowing plenty of natural light. Central fireplace with open hearth and ample space for seating throughout.

**DINING ROOM:** With exposed floorboards and a dual aspect outlook over the grounds. Plenty of room for a dining room table and chairs and with bay and sash windows. Feature fireplace with a stone hearth and carved wood surround.

**GARDEN ROOM:** An attractive addition thought to be added in the 1860s, ideally placed to make the most of the beautiful views across the rear gardens and onto far reaching undulating countryside adjacent. Double doors open onto brick terracing.

**SITTING ROOM:** A charming and characterful room with partially panelled walls and a range of display book shelving. Exposed floorboards and a dual aspect through large sash windows and a central wood burning stove situated on a brick hearth.

**AGA KITCHEN/BREAKFAST ROOM:** An exceptionally well-designed room arranged into two distinct areas separated by characterful open stud work. A high quality 'Plain English' kitchen contains a range of base and wall level solid wood bespoke units with polished granite work surfaces which incorporate a ceramic sink with brushed brass mixer tap over and water faucet. Integrated Miele dishwasher, space for a free standing American style fridge freezer and with an electric five door AGA range cooker with twin warming plates and extractor fan over. A large central oak island provides extensive further storage and power sockets. Space for a breakfast table and chairs lies adjacent to a range of display cabinets and further storage below and with a door opening to brick terracing and the formal gardens to the front. Beautiful exposed timbers to the ceiling and large sash windows allowing plenty of natural light. Door leading into:

**INNER HALL:** With access to the rear staircase and also serving:

**CLOAKROOM:** With attractive patterned tiled flooring, WC and a wash hand basin and partially wood panelled walls.

**UTILITY ROOM/PANTRY:** With exposed brick floor, ample shelving and work surfaces which incorporate a stainless steel double sink with mixer tap above and drainer to side and with further space for appliances below. An impressive feature has been made of the cooper pipe work which serve the bathrooms upstairs which, in itself, showcases exquisite and precise craftsmanship.

**BOOT ROOM:** With a pamment tiled floor and door opening onto both the rear terrace and the driveway through a covered veranda. Containing a range of solid wood base units with work surfaces incorporating a butler sink and with space and plumbing for a washing machine and ample space for coats and shoes. A sliding door opens onto a plant room which contains the boiler, hot water cylinder and a water softener.

### First Floor

**LANDING:** Arranged in two parts which allows for a high degree of privacy with a lockable door which renders the layout ideal for subdivision and hosting guests.

**PRINCIPAL SUITE:** With high ceilings, cornicing, picture rail throughout and deep skirting. Ornate ceiling rose and a magnificent bay window with an incredible open view over neighbouring countryside and towards Long Melford and Sudbury in the distance. Feature cast iron Victorian fireplace and with a door leading into a **dressing area** and further into the:

**EN-SUITE:** Luxuriously finished with a free-standing roll top bath with claw and ball feet and brushed brass mixer tap over. Beautiful fully tiled shower cubicle with rainfall style shower head and an additional attachment below and recessed shelving. WC, twin wash hand basins and two copper heated towel rails.

**BEDROOM 2:** Currently utilised as a study, with an attractive feature fireplace and sash window overlooking the lawns.

**BEDROOM 3:** A characterful room with impressive ceiling height and a cast iron feature fireplace. Dual aspect outlook through both sash and bay windows and with a high-quality range of bespoke fitted wardrobes with inset shelving, hanging rails and automatic lighting. Deep skirting and picture rail throughout.

**BEDROOM 4:** A light and airy double bedroom with a cast iron fireplace and sash window overlooking the garden.

**BEDROOM 5:** A further bright double bedroom with exposed floorboards and a sash window overlooking the gardens and a useful fitted wardrobe off.

**BEDROOM 6:** With stunning wide oak floorboards and arranged into two parts by open stud work and again, utilised as a study with a living area but which could equally serve as an impressive double bedroom if required. Leaded light windows overlooking the property's rear garden.

**FAMILY BATHROOM:** With an enamel rolltop bath, traditional style WC and twin wash hand basins.

**SHOWER ROOM:** With a double width shower with a glass screen door and tiled surround, WC, wash hand basin and a chrome heated towel rail.

## Outside

The property can be accessed via any one of two vehicular entrances both enclosed by five bar gates, and which open onto gravel driveways, both providing extensive off-road parking for numerous vehicles. To the right hand side of the property the aspect of the front elevation is particularly impressive with a stunning Victoria gault brick façade covered in part by a mature virginia creeper. The house is separated from the formal gardens by well-stocked and colourful flower beds. A number of specimen trees surround the drive and formal gardens are arranged to both the front and rear.

To the front, the garden is subdivided by mature yew hedging with a lovely terrace and areas of lawn and seating. Accessible from the rear drive is a detached barn which offers versatile storage or the potential for the conversion but is currently in a state of disrepair. A covered walkway/veranda leads past the boot room door and lies adjacent to a small copse of trees and a charming brick and flint wall, a gate within which leads onto a stone paved terrace with a beautiful area of seating, covered by a timber pergola and a mature vine. Adjacent to the property itself is an elevated brick terrace providing a superb area for entertaining and dining alfresco which is ideally placed to make the most of the superb open views across the property's lawns and over far reaching neighbouring countryside.

Of particular note is a productive and incredibly well-stocked kitchen garden with a number of raised beds enclosed by oak sleepers and a high quality traditional greenhouse/potting shed. There is the further benefit of a useful timber storage shed and there are numerous fruit trees of differing varieties. A path way continues through a small area of woodland with a number of mature trees.

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**SERVICES:** Main water. Private drainage by Marsh. Main electricity connected. Oil fired heating by radiators **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Exempt - Listed

**TENURE:** Freehold

**CONSTRUCTION TYPE:** A combination of timber framed and solid brick

**POSTCODE:** CO10 7AF

**LOCAL AUTHORITY:** Braintree District Council

**COUNCIL TAX BAND:** G

**WHAT3WORDS:** aboard.stall.album

**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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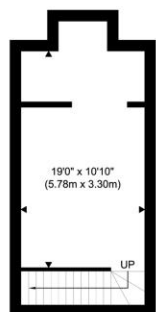




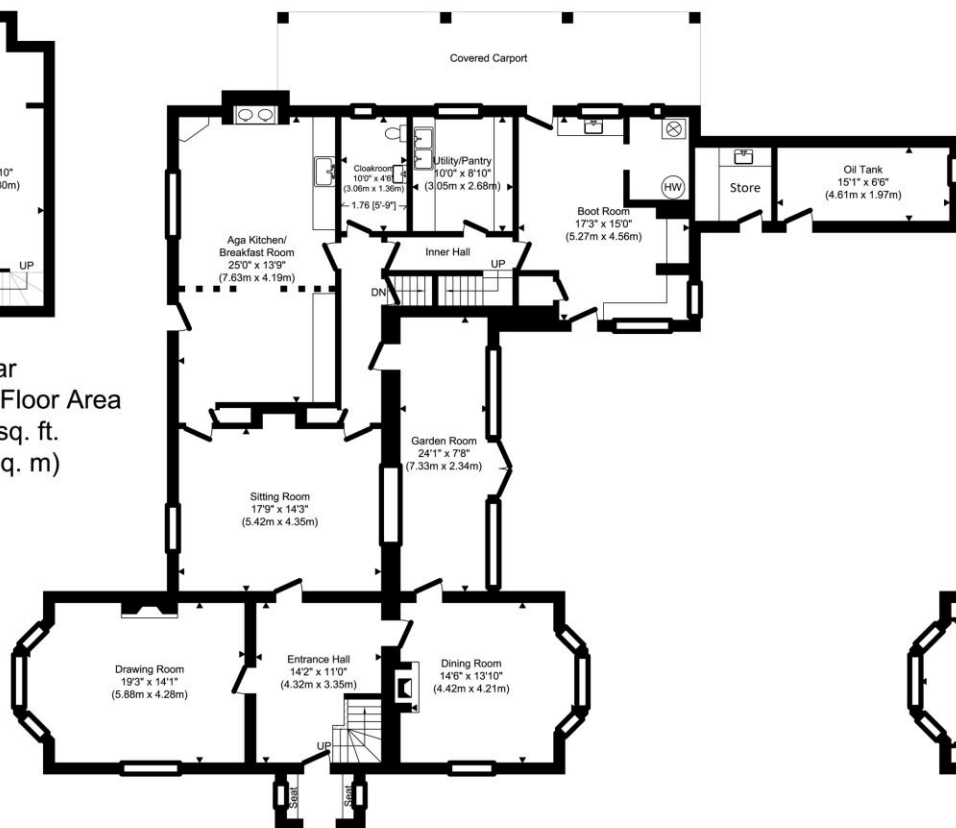
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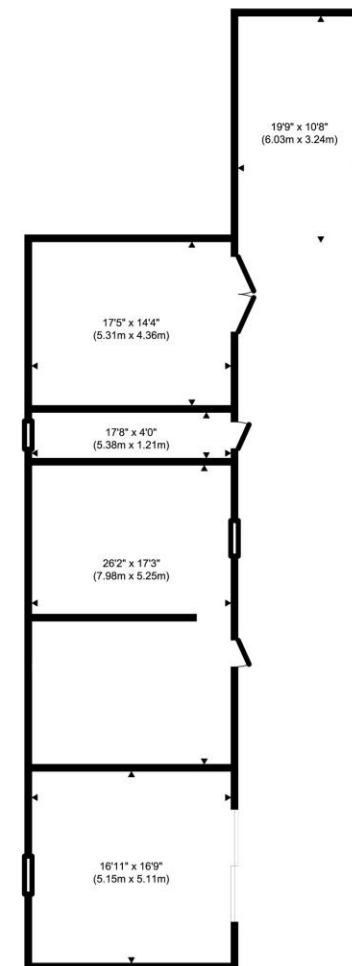
Cellar  
Approximate Floor Area  
251.87 sq. ft.  
(23.40 sq. m)



Ground Floor  
Approximate Floor Area  
2296.91 sq. ft.  
(213.39 sq. m)



First Floor  
Approximate Floor Area  
1901.87 sq. ft.  
(176.69 sq. m)



Coach House  
Approximate Floor Area  
1311.04 sq. ft.  
(121.80 sq. m)

TOTAL APPROX. FLOOR AREA 5761.70 SQ.FT. (535.28 SQ.M.)  
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