



DAVID
BURR

OTTEN HALL,
BELCHAMP OTTEN



OTTEN HALL,

The Street, Belchamp Otten, Sudbury

An important country house in an idyllic setting with elegant accommodation and stunning gardens, an excellent studio and various useful outbuildings.

- Grade II listed detached country house
- Situated adjacent to the village Church and amidst open countryside
- Outstanding original period features including sash windows, fireplaces, and exposed timbers and brickwork
- 16th century origins with subsequent Georgian alterations
- Sitting room, dining room and snug
- Large home study
- AGA Kitchen/breakfast/living room
- 5 bedrooms served by 3 bathrooms and a further cloakroom
- Cellar
- Beautiful grounds with a large duck pond
- Well-kept formal gardens with mature trees and stone terraces
- Useful storage barn and garden stores and cartlodge with storage space
- Double garage and double carport
- Superb detached studio with annexe potential
- **In all about 1.7 acres (sts)**



LOCATION

The pretty village of Belchamp Otten is situated on the Suffolk/Essex border with both church and public house. The nearby village of Belchamp St Paul offers further local facilities including general stores, primary school and public house. Surrounded in the whole by open countryside although the market towns of Halstead and Sudbury can be easily reached by car with their many facilities and amenities including a railway link to London's Liverpool Street from the latter.

THE PROPERTY

Otten Hall is a stunning country house with the most beautiful, wisteria covered, Georgian gault brick façade and portico. The house contains bright and elegant accommodation well-suited to modern living yet with many original period features including a charming inglenook fireplace, sash windows with original shutters and exposed timbers. The house stands proudly within its plot and is accessible from a generous driveway with ample parking.

Accommodation includes a fine reception hall with access to a wine cellar below, a large study, a sitting room, generous dining room and a snug. A cosy AGA kitchen/breakfast/living room contains an original brick floor and opens onto the formal gardens with the further benefit of a utility/laundry room off. Upstairs, five bedrooms are served by three bathrooms (two en-suites) with a further cloakroom on both the ground and first floors.

The gardens are beautifully planted with various specimen trees, mature hedging and colourful flower beds and contain various useful outbuildings including a cartlodge with storage above which stands adjacent to a picturesque natural pond. In addition, the ample parking is complimented by a double garage and double carport with the further benefit of a storage barn and garden store. Of particular note is a high-quality artist's studio with a kitchenette and cloakroom which offers the potential for conversion into an annexe subject to any necessary consents.

In all about 1.7 acres (sts).

AGENT'S NOTES

The property is Grade II listed and stands within a conservation area.

A public footpath runs through the driveway although we are advised in reality does little to impact the property and its privacy.

POSTCODE: CO10 7BG **WHAT3WORDS:** bookings.majoring.tape

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



Ground Floor

With an impressive front door leading to:

ENTRANCE HALL: With fitted coir matting, staircase rising to first floor with mahogany handrail and with door leading to:

SITTING ROOM: A charming reception room with plenty of space for seating and a lovely dual aspect outlook over the property's gardens and neighbouring countryside. Central feature fireplace which has the potential to be reinstated, subject to any necessary consents. Large sash window allowing for plenty of natural light and double doors opening onto terracing.

DINING ROOM: A formal room with ample space for a large dining table and chairs with a sash window overlooking the property's front garden and pond. An impressive solid marble fireplace has the potential to be reinstated and also with deep skirting throughout and a nicely created window seat with original fitted shutters.

STUDY: Exceptionally well-proportioned and finished with a bespoke range of handmade cherry wood display shelving and cabinetry with ambient fitted lighting and two large sash windows allowing for plenty of natural light.

AGA KITCHEN: A beautiful room with an exposed mellow red brick floor and a substantial four door AGA Range cooker with twin hotplates and additional warming plate over. Range of cherry wood bespoke units with Ioka work surfaces incorporating a double ceramic sink with mixer tap above and drainers to each side and a four ring Bosch gas hob. Integrated appliances include a Neff combination oven and a Bosch dishwasher. A central free-standing island provides additional storage with a beautiful marble top and there is the further benefit of a fitted wine rack, space and plumbing for an American style fridge/freezer and tall pantry cupboard. Opening leading into:

LIVING/BREAKFAST ROOM: A versatile room with a continuation of parquet brick flooring and exposed timbers to the ceiling. Triple aspect outlook with two sets of double doors opening onto terracing and providing a lovely view over the lawns. Ample room for a breakfast table and chairs adjacent to an impressive inglenook fireplace with oak bressumer beam and brick tiled hearth.

UTILITY: Also with brick flooring and a further range of base and wall level units with work surfaces incorporating a Royal Doulton butler sink with mixer tap and drinking faucet over. Space and plumbing for a washing machine, space for tumble dryer and also containing a water softener and space for an additional appliance if needed.

SNUG: A cosy reception room with a dual aspect outlook and plenty of space for seating arranged around a fireplace with wood burning stove situated on a brick hearth. Sash window with window seat and original fitted shutters and with a useful drinks cupboard off.

CLOAKROOM: With brick flooring and containing a WC and wash hand basin and a range of fitted storage cupboards.

Lower Ground Floor

CELLAR: A useful area currently used for wine storage with brick flooring and good natural ventilation.

First Floor

LANDING: With tall ceilings, picture rail throughout, deep skirting and a sash window overlooking the pond to the front.

PRINCIPAL SUITE: A wonderful double bedroom with a cast iron fireplace with marble surround and a beautiful dual aspect outlook. Deep skirting, picture rail throughout and a door leading into:

EN-SUITE: Containing a large and luxurious bath with mixer tap above, a WC, bidet and twin wash hand basins with storage below. Extensive bespoke handmade cherry wood storage cupboards and wardrobes and a leaded light window with an outlook over the grounds and a heated towel rail.

BEDROOM 2: A further double bedroom with deep skirting and picture rail throughout and a feature fireplace as well as a large sash window allowing plenty of natural light and a view of the property's pond. Door leading to:

EN-SUITE: Containing a tiled shower cubicle, WC, pedestal wash hand basin and a heated towel rail.

BEDROOM 3: A dual aspect double bedroom with cast iron feature fireplace, deep skirting and picture rail and recessed display shelving.

BEDROOM 4: A double bedroom with a picture rail throughout, fitted storage and outlook over the property's garden.

BEDROOM 5: An excellent guest bedroom with a view over the pond, cast iron fireplace and useful fitted wardrobes.

BATHROOM: A luxurious bathroom with a large bath with mixer tap and shower attachment over, WC, 'Shanks' wash hand basin and a heated towel rail. Useful fitted storage and leaded light windows and skylight.

CLOAKROOM: Containing a WC and wash hand basin.

Outside

Access to the property is through a five bar gate and brick pillars which lead onto a gravel drive which leads past the house, the duck pond and through to a discreet area of parking for a number of vehicles. Off the gravel driveway is a **DOUBLE GARAGE**, **DOUBLE CARPORT** and a **CARTLODGE** with substantial roof storage space above. A beautiful naturally fed duck pond forms the focal point of the property's grounds with a mature weeping willow and various outstanding specimen trees. Behind the property are stunning formal gardens. Adjacent to the house itself, is a stone paved terrace with a mature wisteria plant providing an ideal area for entertaining and which enjoys the fine field views adjacent. An open expanse of lawn is populated by a number of mature trees, well-stocked and colourful flower beds and enclosed by mature hedging to the rear to ensure a high degree of privacy.

Adjacent to the terrace is a **GREENHOUSE** and a **STORE**, the latter benefitting from plenty of storage space, light and power. A further section of garden is separated from the house by a brick and flint wall, with an expanse of lawn and further stone paved terrace from which a useful and versatile **BARN** is accessible, which provides further extensive storage and has light and power connected. In addition, to the rear of the garden stands a:

STUDIO: Of timber construction with an attractive black weatherboarded façade beneath a clay pantile roof and a sprung French oak floor throughout. The studio is currently used by the current owners as an artists studio, though could lend itself to a variety of uses. The studio benefits from sliding doors opening onto the terracing, a kitchenette, cloakroom and utility area. There is the clear potential for conversion into an annexe (subject to any necessary planning consents), to suit buyers with the need for multi-generational living. There is also a garden lavatory at the rear of the studio and radiator.

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

EPC RATING: Exempt – Listed

VIEWING: Strictly by prior appointment only through DAVID BURR.

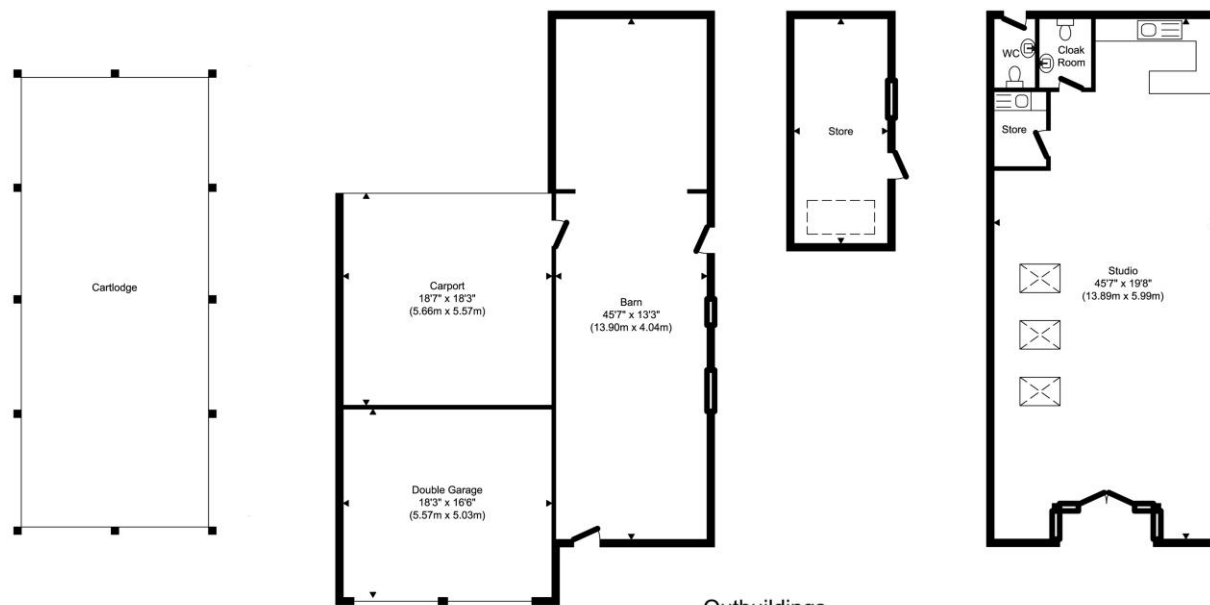
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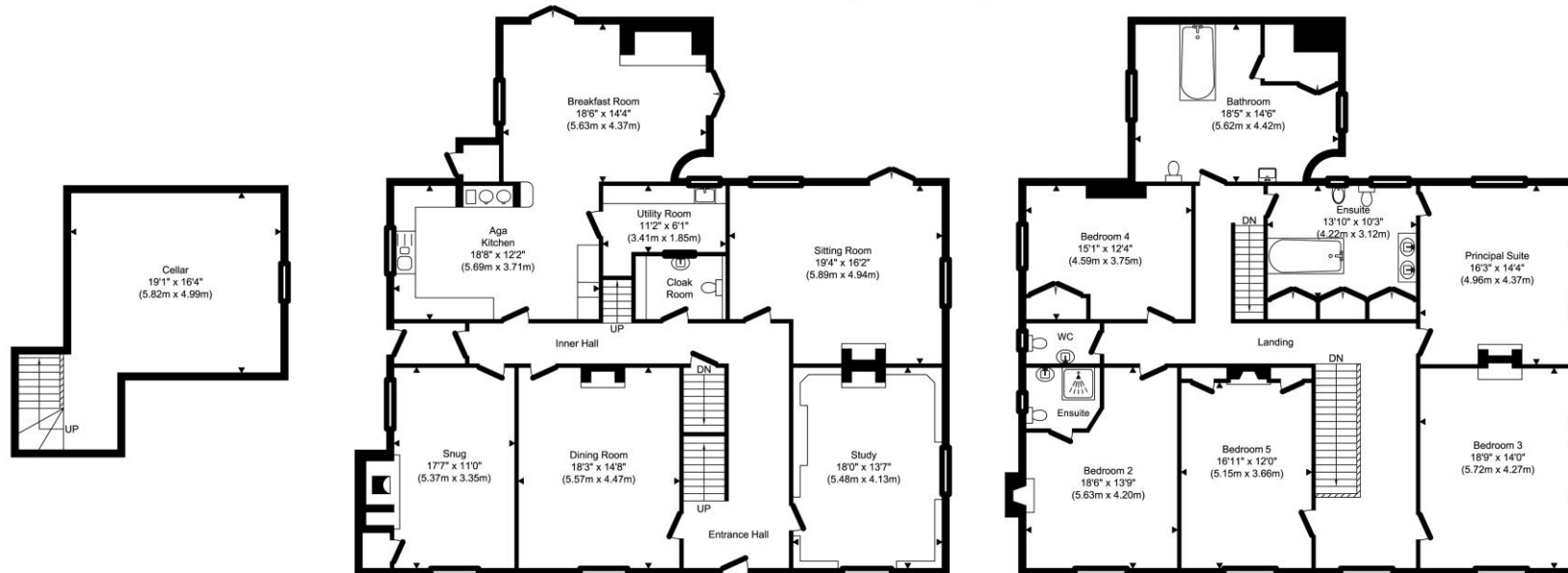


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Outbuildings
Approximate Floor Area
2934.45 sq. ft.
(272.62 sq. m)



Basement
Approximate Floor Area
383.73 sq. ft.
(35.65 sq. m)

Ground Floor
Approximate Floor Area
2036.31 sq. ft.
(189.18 sq. m)

First Floor
Approximate Floor Area
1996.92 sq. ft.
(185.52 sq. m)

TOTAL APPROX. FLOOR AREA 7351.42 SQ.FT. (682.97 SQ.M.)

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