



Rectory Road | Great Holland | CO13 0JP

FINE & COUNTRY

OVERVIEW

Welcome to this enchanting period property nestled serenely on Rectory Road within the heart of the picturesque village of Great Holland. This charming, unlisted detached residence is one of only three original village buildings, dating back nearly 200 years and steeped in rich history. It masterfully combines timeless character with contemporary conveniences, offering a generous 1430 square feet of living space enhanced by a versatile and functional outbuilding.

Situated in a highly desirable location, this property presents an extraordinary opportunity to immerse oneself in the quintessential British village lifestyle, offering peace, community, and a slower pace of life. Whether captivated by its history or charmed by modern comforts, this residence promises a unique and fulfilling homeownership experience.

STEP INSIDE

The ground floor of this remarkable home beautifully integrates modern comfort with traditional charm, exuding an air of elegance and warmth. It features underfloor heating throughout, providing an added touch of luxury, while the Georgian bar sash windows pay homage to the property's rich heritage.

The expansive reception and dining room, perfect for hosting large gatherings, seamlessly leads into a well-appointed kitchen adorned with stylish exposed brickwork. Adjacent to this space is the cosy sitting room, an ideal area for relaxation, complete with an inviting open fireplace.

Convenience of a utility room enhances the home's functionality, and the separate lounge offers a serene retreat adorned with elegant décor and ample natural light, creating a perfect setting for quiet evenings.









STEP INSIDE

Upstairs, the first floor continues the theme of charming sophistication, blending modern amenities with cosy spaces. The elegantly designed bathroom boasts a freestanding bathtub with sleek fixtures and a skylight positioned directly above, allowing one to "bathe under the stars."

The floor hosts three generously sized bedrooms; two have access to the family bathroom, while the master suite enjoys its own en suite, complete with a distinct, green-tiled shower and contemporary accents. This floor thoughtfully balances practicality with inviting, personalized spaces, ideal for family living. This house stands as one of the pinnacle buildings of the village, steeped in history and renowned amongst locals and residents of surrounding villages alike. Its storied reputation and architectural significance contribute to its coveted status.

OUTSIDE

The property boasts a generous and welcoming outdoor area designed for both leisure and functionality. At one end, you'll find a well-equipped workshop, perfect for DIY projects or additional storage needs. Next to it, the entertainment room offers a versatile space complete with comfortable seating, a kitchenette featuring running water, and ample room for a variety of activities, making it a cozy retreat for leisure or social gatherings.

At the front of the house, a large gravel driveway wraps around, providing plenty of space for parking vehicles. This area also features a side access gate to the garden, which is wide enough to accommodate vehicles for convenient caravan storage. Additionally, the rear garden is graced with its very own original well, adding a touch of historical charm to the property.





LOCATION

Nestled in a picturesque residential neighbourhood, this property offers the perfect blend of tranquility and convenience. Among similarly charming homes, the area provides a peaceful environment that is ideal for both families and individuals. The presence of lush greenery and well-maintained streets reflects a community-focused setting, making it an attractive choice for those seeking a balance between suburban serenity and urban accessibility.

Notably, it is just a mere 15-minute walk through scenic countryside fields to Frinton's prestigious tennis, cricket, and golf clubs, as well as the stunning sandy beaches, adding to the allure for potential city buyers. Moreover, a stone's throw away lies the family-oriented, community-run village pub, owned and operated on a volunteer basis by the villagers themselves, enhancing the sense of community and charm.

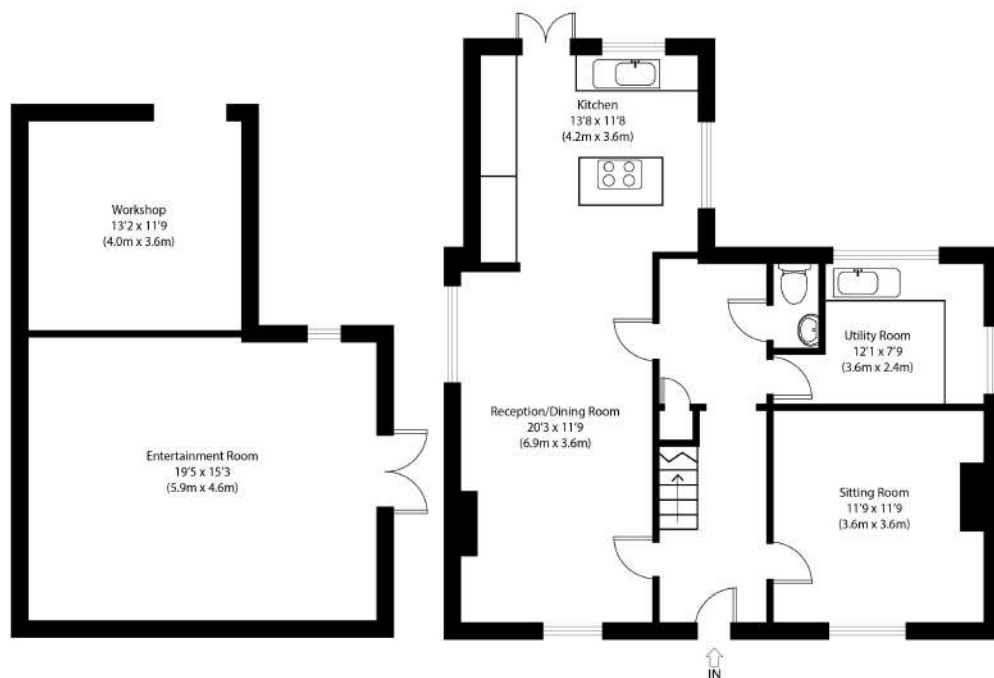
Approximate Gross Internal Area
Main House 1430 sq ft (133 sq m)
Outbuilding 460 sq ft (28 sq m)
Total 1890 sq ft (176 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

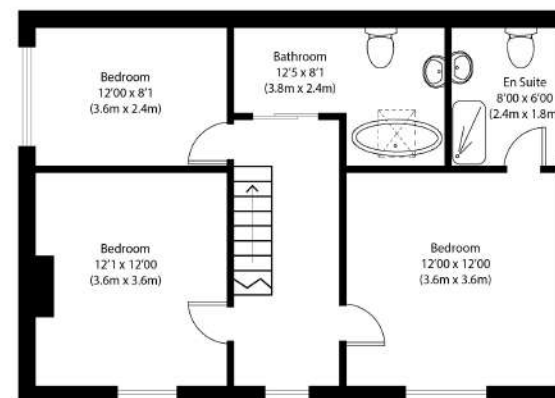
FINE & COUNTRY

RICHARD SEELEY
SALES MANAGER

follow Fine & Country Colchester on



Ground Floor



First Floor



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright Â© 2020 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed

FINE & COUNTRY



Fine & Country Colchester
Tel: +44 01206 878155
colchester@fineandcountry.com
99 London Road, Stanway, Colchester, Essex, CO3 0NY