



Ford Street | Aldham | CO6 3PH

FINE & COUNTRY

SELLER INSIGHT

“Old House is a mediaeval hall house, which was extended significantly during the Tudor period and is still full of fascinating architectural features. When we bought Old House twenty-one years ago it was badly in need of modernisation. During our first evening, after moving in with our large, young family, we collapsed in an exhausted heap on whatever piece of furniture we could find and started to think about food. Then, within five minutes, the electricity went off and the heating system packed up. It was December and the outside temperature was freezing. We could do nothing but go to bed so we all stumbled upstairs in the darkness wrapped in whatever clothing and bedding we could find and tried to sleep in the freezing cold. We woke the next morning to brilliant Winter sunshine melting the ice on the inside of the windows and that was the start of two decades of hard work to turn Old House into the wonderful combination of old and new that it has become today.

We wanted to retain all of the character and quirkiness of the original house whilst creating a modern home with up-to-date technology. This involved a complete restoration of the fabric of the building – new doors and windows, repairs to the oak frame, replacing modern cement render with lathes and lime plaster, adding insulation. We had to rebuild all three of the chimneys, repair the roof and remove ugly dormer windows. From the outside Old House now looks as it would have done five hundred years ago. On the inside it is a modern home with intact original features. The plumbing is new, including modern boilers and six bathrooms with power showers. The electrical system is almost entirely new and hyper fast broadband installed. Most of the plastering has been replaced and new oak floors laid. We believe that Old House is now in as good a condition as a house of its age can be.

Most importantly though this is a house that provides a wonderful lifestyle, and it is a perfect place to raise a family. Our children enjoyed a degree of freedom that was unusual for these days. They built dens in the woods and campfires down by the pond. They camped out in the garden with friends. They tried with mixed results to row boats and ice skate on the pond. We could be on the beach for night-time picnics within twenty minutes of getting home in the evening. As they grew into teenagers, we converted space so that they each had their own studio apartments, which was ideal for us when they were coming home at 3am. They held parties in the garden (not so sure that was such a good idea). Once they started to leave home we used the spare space for a granny annexe and as a home for one of our sons and his family.

In the gardens the swimming pool has been a terrific addition, and our family often uses it throughout the day. The gardens themselves consist of 1.2 acres – big enough to be spectacular but not so big that they become a burden. We have focused on creating a low maintenance garden with five elements: a woodland with paths winding through the trees which are underplanted with thousands of woodland plants; the pond which is nearly 1,000 square meters, and full of wildlife, from frogs to herons, swans and moorhens with the occasional woodpecker; the formal gardens with lawns, cottage garden borders and a parterre ringed with pleached cherry trees; the growing garden with large greenhouse, vegetable garden, walled kitchen garden and orchard and finally the relaxing garden with sunny patios and shady corners and space for barbecues and dining al fresco.

We are very fortunate to have lived in and looked after this house for over twenty years. Now we feel that we have done our bit in restoring Old House, but it is a bit on the large side for two of us, so it's time to go somewhere a bit smaller and for someone else to come and enjoy it in our place.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









STEP INSIDE

OVERVIEW

Welcome to this magnificent and refined home, featuring eight bedrooms and six reception rooms, gracefully nestled within 1.2 acres of picturesque grounds. This property beautifully marries its original charm with contemporary luxury and comfort. Highlights include a spacious kitchen breakfast room, separate dining room, a drawing room, and sitting room, all complemented by a master suite complete with a dressing room and en-suite. Truly, this property is exceptional in every respect.

STEP INSIDE

Immerse yourself in a realm of sophistication as you enter the original hallway, featuring exposed beams and an entrance to the drawing room with a brick-built inglenook fireplace complete with a log burner. Double doors open into the garden, offering the perfect spot for a summer or winter's evening.

The elegant sitting room is complete with a brick-built fireplace. Delight in culinary creations within the expansive kitchen/breakfast room, boasting both a double oven range and a four oven Aga, alongside a breakfast bar and butcher's block with storage, offering generous space for family life. The study serves as a tranquil retreat, ideal for quiet reflection or work.

The stable conversion features a well-appointed pantry that leads you into the cosy dining room, which opens into a second hallway leading into a second living room. For added convenience, two cloakrooms are also located on the ground floor.

Accessed from an external door, the ground floor includes a gym complex including a shower and sauna room with a large gym. This area could easily be used as a studio apartment.

Ascend to the first floor, where luxurious accommodations await. A spacious landing leads to the impressive principal bedroom, complete with an opulent en-suite and dressing room. Explore a collection of well-proportioned bedrooms, each thoughtfully crafted for privacy and relaxation. Featuring exposed beams and vaulted ceilings, these rooms are complemented by three stylish bathrooms that combine elegance with functionality. A further en-suite bedroom and a cloakroom complete this floor.

Accessed via a staircase in the second hall, you will find two generously sized bedrooms and an additional bathroom, ensuring space and comfort for all.



STEP OUTSIDE

STEP OUTSIDE

The expansive landscaped grounds boast an array of features, including inviting patio areas, a charming walled herb garden, a greenhouse, and a versatile workshop. You'll also find an allotment, an orchard, a swimming pool, a play area, and lawn.

Tucked within the woodland is a delightful 'secret garden,' creating a truly enchanting outdoor retreat.

The gated driveway provides ample parking space.

LOCATION

Nestled within the idyllic Essex countryside, Aldham epitomises the quintessential charm of rural living. This delightful area offers an inviting blend of tranquil landscapes and the convenience of proximity to essential amenities, making it a perfect retreat from the hustle and bustle of modern life.

For primary education Aldham Church of England Primary School is close by, whilst nearby Colchester provides a range of public and private schools, such as Colchester County High School for Girls, Colchester Royal Grammar School, St Mary's School and Holmwood House.

The nearby B1025 road provides convenient access to the A12, with Marks Tey railway station just minutes away by car. This makes commuting into the city a swift 50-minute journey by train. For travel further afield, Heathrow Airport is approximately a 2-hour train journey, while Stansted Airport is just 30 minutes away by car.



Approximate Gross Internal Area
Main House 5205 sq ft (484 sq m)
Outbuildings 565 sq ft (52 sq m)
Total 5770 sq ft (536 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.photoshousgroup.co.uk

FINE & COUNTRY



EDWARD BOYLE
SENIOR PROPERTY
CONSULTANT

follow Fine & Country Colchester on



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 Colchester
Tel: 01206 878135

colchester@fineandcountry.com
99 London Road, Stanway, Colchester, Essex, CO3 0NY