



- Five Bedroom Detached Three Story House
- Located With a Short Walk of The Village Centre
- Completed in 2014 to an Exceptional Standard Throughout

## Ashbury House, Gaston Street, Colchester, Suffolk, CO7 6SD    Asking Price Of £1,150,000

A village home of generous proportions over three floors, offering five bedrooms, open plan living space alongside a separate sitting room and office/dining room. The property was completed to an exceptional standard at its construction and presents very well now some 8 years later. A South facing landscaped rear garden, block pave driveway from a private turning area and double garage complete this attractive home.

## Property Description

### INFORMATION

Completed in 2014 of traditional brick and block construction under a clay plain tile roof with rendered and pargetted elevations. Double glazed UPVC sash and casement windows, Bi-fold doors to both Kitchen / Dining room and Sitting room which lead to the landscaped southerly facing rear garden. Heating via gas fired boiler with under floor heating to the ground floor and radiators to the first floor and second floors. Solar Hot water heating system fitted to the South facing roof.

### EAST BERGHOLT

The village has the benefit of a good range of local facilities including a general store and post office, baker, chemist, GP surgery and medical centre. Parish, Congregational Churches and many local associations. The village provides educational facilities from pre-school age to GCSE, sixth form colleges in Colchester and Ipswich. There are several independent schools in both nearby towns and throughout the area. A12 links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. There is a mainline railway station in Manningtree, with a journey time of around an hour to London Liverpool Street. The village is famous for its historical connections with John Constable RA, and the landscape he painted is still very much the same today. From the village there are numerous footpaths giving direct access into this Area of Outstanding Natural Beauty. The village benefits from a great sense of community and offers attractions for every age demographic.

### SERVICES

mains water, gas, drainage, electric and fibre broadband are connected to the property. Babergh District Local Council Contact - 0300 123 4000 – EPC B

### NOTE

As vendor's agents we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.





#### **ACCOMMODATION**

over three storeys of well designed space, on the:

#### **SECOND FLOOR**

with two bedrooms and a bathroom:

#### **BEDROOM FOUR**

14'1 x 8'02 window to the side (West) and two velux windows to the rear (South), built in storage cupboard and space for double or twin beds.

#### **BEDROOM FIVE**

10'00 x 8'02 dormer window to the front (North) and velux window to the rear (South).

#### **SHOWER ROOM**

6'00 x 5'04 opaque velux window to the rear (South), mosaic tiled floor and tiled walls to ceiling height, w/c with concealed cistern, wash basin inset to granite topped vanity unit, corner shower, heated towel rail and extractor fan.

#### **UPPER LANDING**

15'08 x 8'02 (incl stairwell) dormer window to the front (North), stairs descend through 180 degrees to the:



## FIRST FLOOR

comprising principal bedrooms:

### BEDROOM ONE

15'00 x 14'01 window to the rear (South) overlooking the back garden, a generous bedroom with walk in wardrobe fitted with shelving and hanging rails.

### EN-SUITE

9'00 x 7'05 opaque velux window to the side (West), travertine tiled floor and two walls to ceiling height, double walk in shower to the corner, w/c, granite topped vanity unit with inset sink, heated towel rail and extractor fan. A very well appointed bathroom.

### BEDROOM THREE

14'04 x 10'2 window to the side (East), built in wardrobes to the side providing extensive storage and hanging space, a generous double bedroom.

### FAMILY BATHROOM

9'09 x 7'03 twin opaque glazed sash windows to the front (North). Travertine tiled floor and side wall to ceiling height, freestanding oval bath to the side, generous vanity unit with granite top and wash basin, w/c, ladder heated towel rail, recessed ceiling lights and extractor fan.

### BEDROOM TWO

14'08 x 10'04 window to the rear overlooking the garden, pleasant double room with built in wardrobe and doorway to the:

### EN-SUITE SHOWER ROOM

6'06 x 6'01 opaque window to the rear (South), mosaic flooring and tiled walls on two sides to ceiling height. Corner shower, w/c, heated towel rail, vanity unit with granite top and inset wash basin, recessed ceiling lights and extractor fan.

### LANDING

16'02 x 8'04 (incl stairwell) window to the front (North), doors to bedrooms and under stairs fitted linen cupboard. Stairs descend to the ground floor:





### ENTRANCE HALL

this U shape space benefits from oak flooring that extends from the secure front door throughout the hallway and ground floor rooms aside from the kitchen. Under stairs cupboard, cloaks cupboard and cloakroom with tiled floor to the side and doors to:

### OFFICE DINING ROOM

16'07 x 10'00 dual aspect with windows to the front and side bringing an abundance of light to this flexible room.

### SITTING ROOM

17'11 x 13'05 dual aspect room with sliding sash three sided bay window to the front and bi-folding doors out onto the terrace at the rear. Central fireplace with travertine hearth and inset log burner. A highly welcoming and warm sitting room.

### KITCHEN DINING ROOM

24'03 x 16'10 windows to the rear both conventional and velux to the vaulted section and further bi-folding doors to the rear terrace combine to flood the space with light making the very best of the South facing aspect. Tiled travertine flooring extends to the utility room.

The kitchen is a Shaker style light coloured and completed to a high standard featuring a range of wall, base and larder units along with a central oak topped island unit. Units provide ample storage and space for the integrated dishwasher. Further space provided for the wine cooler and double size fridge freezer. Granite work surfaces to the sides extend into the open chimney breast where there is space for an oversize Rangemaster gas cooker. Inset sink and draining grooves to the work surface under the rear window.

Overall this central hub of the house provides the focal point of family life and a great space for entertaining. Doorway to the:



#### UTILITY ROOM

8'09 x 5'07 range of wall and base units to the side, under an oak effect work surface with inset sink and drainer, under mounted space for water softener. Space and plumbing for washing machine and tumble dryer. Recessed ceiling lights and extractor fan, door to the side garden leading round to the:

#### DOUBLE GARAGE

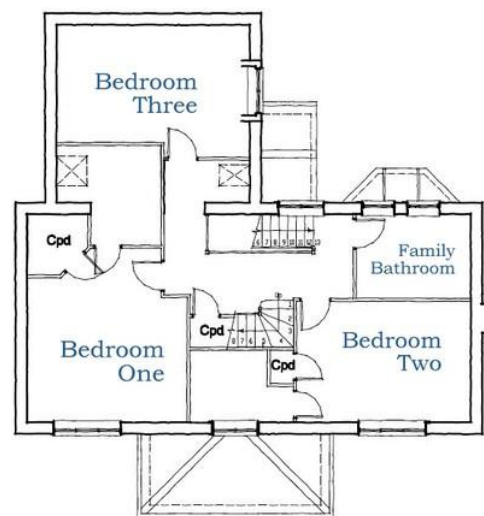
19'01 x 17'09 pair of up and over electric doors to the front open onto the driveway. Internally the space is partitioned into two garage areas, both with power and light available. Personal door to the side and eaves storage.

#### OUTSIDE

the property is surrounded by very well tended gardens to all sides, ample block paved parking to the front provides space to park 5 or more vehicles, complimented by an attractive approach to the oak front door and porch.

#### THE REAR GARDEN

is a particular highlight taking in a Southerly aspect and having been landscaped to maximise the space on offer, the garden has matured extremely well. Two levels of lawn extend from the rear boundary stepping down over sleepers to the lower terrace adjacent the rear of the property, mature flower beds surround the terrace and extends across the rear elevation. Steps up to a raised terrace at the side of the garden. External tap and power points. Boundaries are well defined by woven fencing to the South and East and panel fencing to the West.

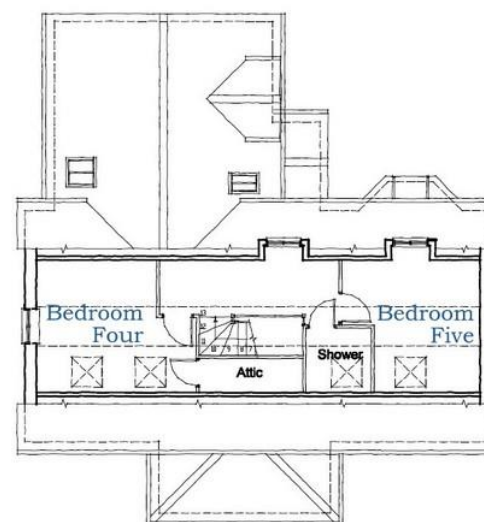


Ground Floor

First Floor



Second Floor





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