



Rogers Field & Annex, Hadleigh Road, Holton St. Mary, CO7 6NS – Offers In Excess Of £1,250,000





## INTRODUCTION

offering the unique combination of a substantial, high specification four bedroom house some 2,612 square feet in total along with a 2 bedroom annex bungalow of some 1,080 square feet all within just over 1.5 acres of stunning gardens. This property offers a fantastic opportunity for multi generational living or to utilise the bungalows strong private rental value (stp). Access from both Stubbins Lane and Hadleigh Road. We highly recommend a viewing.

## DIRECTIONS

from the A12 heading North take the East Bergholt Junction and turn right onto the B1070 towards Hadleigh, entering the village of Holton St Mary turn first left onto Stubbins Lane and after 100 yards turn right onto the gravelled track to the property which can be found after 200 yards on the right hand side through a gateway to the extensive driveway.**DIRECTIONS**  
from the A12 take the East Bergholt turn heading North and turn right onto the B1070 towards Hadleigh, pass through the village of Holton St Mary and after just over a mile turn right onto Acacia Road, take the next right onto Wenham Lane and the property can be found on the right-hand side just past the village church. Extensive driveway parking, in and out driveway.

## INFORMATION

the principal house 'Rogers Field' completed in 2005 to the current owners exacting standards and to a forward-thinking energy efficient specification, including underfloor heating from the oil-fired boiler on the ground and first floor. The property is of cavity brick and blockwork construction throughout with rendered elevations.

Windows and doors are high quality sealed double-glazed wooden units. Internally door openings are full height (8ft) ) to the ceiling and enhance the feeling of space and quality throughout the property. Drainage is via a private system.

The property benefits from an established well in the garden with a pump that if required can supply water for gardening purposes, the water is not treated for drinking.

## SERVICES

the property is connected to mains water, electric and high speed broadband. Local Babergh District Council Contact 0300 123 400 Council Tax band – G – Energy Performance Rating - D. Ultrafast broadband available via Openreach and county broadband ([www.ofcom.org.uk](http://www.ofcom.org.uk)). 5G mobile phone coverage via EE and O2 ([www.ofcom.org.uk](http://www.ofcom.org.uk)). Check the flood risk in this area via - [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk).

## HOLTON ST MARY

is a small village situated approximately 3 miles from East Bergholt. There is an active village Church, village hall and social club. The village falls in the catchment for East Bergholt primary and high schools, access to the A12 and Manningtree mainline station are within easy reach. Holton St Mary is within 5 miles of Flatford Mill, an area of outstanding natural beauty in the heart of Constable Country.

## 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

contemporary, spacious and well appointed space over two floors with a stunning entrance on the ground floor from the extensive driveway and entrance terrace into the:

## ENTRANCE HALL

11'04 x 11'00 stunning space with a glazed wall to the front taking in the full two story space, quadrant wall to the side with a stainless steel, glass and oak staircase flowing to the first floor. Oak flooring extends throughout the ground floor. Glazed 8ft high double doors open through into the living space and provide a view through the property into the garden:

## DINING ROOM

14'05 x 10'11 dual aspect room open plan from the sitting room, windows to the side (North) and front (West) filling the space with light, built in display shelving to the front.

## SITTING ROOM

18'00 x 14'05 with the reflection of the hallway quadrant wall providing a focal up and down lit feature, alongside windows to the front and two pairs of glazed double doors to the terrace, this inviting space - open plan from the dining room, encapsulates the inviting and open plan character of the property. Double doors through to the:

## GAMES ROOM

16'10 x 14'00 glazed double doors out onto the terrace with views over the garden and open fields beyond. A highly flexible room currently configured as a games space but with a great range of potential uses.



### KITCHEN-BREAKFAST ROOM

26'10 x 14'03 this wonderful open plan space has been designed to integrate seamlessly with the South East facing terracing at the rear through three sets of glazed double doors bringing the spaces together as one.

The kitchen is defined by two floor levels, the lower element featuring oak flooring and ample space for a seating area taking in views over the garden, seating to the side of the glass topped island. The raised tiled flooring area demarcates the kitchen, a bespoke kitchen for the space with an extensive range of wall and base units to two sides, containing integrated double ovens, dishwasher, fridge and an extensive array of storage space. The oversize island unit again features extensive storage under a glass top with inset under mount sink and a six-ring gas hob with extractor over. Light granite work surface to the side with inset under mount sink and carved drainer under the side window. Space for large American style fridge/freezer with water supply in place.



### REAR HALL

5'05 x 5'02 part glazed door from the side parking area, coat hanging space to the side, tiled floor and doors to the:

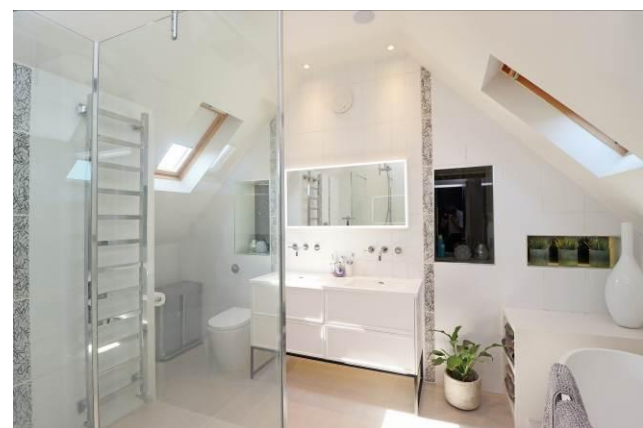
### CLOAKROOM

5'01 x 3'09 opaque window to the rear, tiled walls and floor with built in full height mirror, w/c with concealed cistern and corner wash basin.

### UTILITY ROOM

9'06 x 4'08 window to the side overlooking the garden play area, work surface to the side with inset stainless sink, space and plumbing under for washing machine and tumble dryer. Floor mounted oil fired boiler, extractor fan and further wall cupboards to the front.





### ON THE FIRST FLOOR

stairs ascend alongside the quadrant wall to the first floor landing where the full scale of the glazed wall to the front can be appreciated. Step up to the:

### LANDING

23'02 x 6'00 2'09), 23'02 x 6'00 (reducing to 2'09), with doors to all rooms the landing links the outside space and inside via a pair of glazed double doors that open out onto the balcony suspended over the terrace. This balcony is of considerable size and links outside seating space for bedrooms one and two together, a special feature of the property. Airing cupboard to the side.

### BEDROOM ONE SUITE

16'02 x 14'04 dual aspect room that opens out with two pairs of double doors to the balcony, quadrant wall to the front corner provides an intriguing space with a built in headboard and storage behind, open via steps down into the:

### WALK THROUGH WARDROBE

14'00 x 6'04 (depth incl wardrobes) velux windows to the front and rear, extensive range of built in wardrobe space with brass handles and a dressing table to the side, door to:

### EN-SUITE BATHROOM

13'10 x 8'08 a beautifully appointed bathroom with tiled floors and walls, oversize walk in shower, freestanding oval bath with recessed taps, dual composite wash basins over storage unit with recessed wall taps and illumined vanity mirror, w/c. Extractor fan and flexible lighting.



### **BEDROOM SUITE TWO**

14'03 x 13'01 dual aspect with far reaching views from glazed double doors to the side and balcony and rear Juliet balcony. Open with steps down to:

### **DRESSING ROOM**

9'07 x 5'02 velux window to the rear, dressing table and built in shelving, door to the:

### **EN-SUITE BATHROOM**

9'08 x 4'10 tiled floor and walls, inset bath with screen and shower over to the side and central recessed taps, w/c with concealed cistern and cantilevered wash basin with recessed taps over. Heated towel rail and extractor fan.



### **BEDROOM THREE**

12'10 x 11'02 window to the side, spacious double bedroom with ample room for double bed and wardrobes, further built in wardrobe and storage to the side, doors through to the:

### **EN-SUITE BATHROOM**

velux window, tiled floor and tiled walls to ceiling height, contrast tiled w/c concealed cistern and panel to the inset bath with screen and shower over, pedestal wash basin with illuminated mirror over, extractor fan and heated towel rail.



### **BEDROOM FOUR**

10'11 x 9'10 dual aspect windows to the side and front, filling the bedroom with light, light oak effect flooring and door to the:

### **EN-SUITE SHOWER ROOM**

7'02 x 3'11 (incl shower) tiled floor and walls to ceiling height with pattern tiles to two sides framing the double width shower and pedestal wash basin, heated towel rail, w/c with concealed cistern and extractor fan.



### **OUTSIDE**

the property is approached over a private shared gravel driveway from Stubbins Lane flanked by mature hedging and post and rail fencing, at the head of this driveway through a set of gates the drive of the property opens up around a circular feature bed providing ample parking for a number of vehicles and space if required for a triple bay cart lodge (STP). The front of the property is approached over an area of flagstone terrace. Single gate to the Southern side through to the garden and double gates to the Northern side to additional parking space.



### **TO THE SIDE**

the garden is laid to lawn with a fantastic outdoor play area including climbing frames slide and further fun! Beyond this and gated from the garden, a workshop building (18'7 x 14'8) with double doors and window to the front, provide storage space for garden machinery or can serve as a pleasant home office if required.

### **TO THE REAR**

the stunning garden opens out from the rear of the property where the substantial multi-level terrace with covered pergolas one of which is of contemporary finish with adjustable sun flaps and side shades opening out over the stunning landscaped gardens. The garden is laid to lawn interspersed with a number of mature shrubs, trees and bushes, a well maintained laurel hedge and fence mark the Southern Boundary with defined fences to other boundaries. Overall the garden wonderfully compliments the property and in particular the terrace areas integrate the outside and inside entertaining spaces of the property seamlessly and to great effect. Furthermore the parcel of land running adjacent to the access driveway from Stubbins lane is accessed via a gateway from the principal garden. Securely fenced to four sides and with post and rail fencing and providing an excellent area of additional space for the property.



### 'ROGERS FIELD ANNEX' - INFORMATION

Renovated in 2008, the property is built of brick construction with rendered elevations and cladding to the extension on one side. Heating is provided via an oil fired boiler to radiators throughout the property. UPVC double glazed windows and doors throughout.

### SERVICES

are connected to the property independently of the principal house and include mains electric and water, drainage via a private septic tank, Ultrafast Broadband Available, Energy Performance Rating – E, Council Tax Band – D, Local Babergh District Council Contact 0300 123 400.

### ACCOMMODATION over a single storey:

#### ENTRANCE HALL

Entrance hall with doors to Bedroom 1, study and kitchen, Floor length window to side with fitted blind, Radiator, Floor to ceiling cupboard.

#### KITCHEN

Well presented kitchen with range of wall and base units to three sides with ample storage space. Inset hob with extractor over, Built in oven and grill, space for full height fridge/ freezer & washing machine. Work surface with tiled splash-backs and inset sink and drainer. Floor to ceiling radiator. Windows with fitted blinds to front and side, door to sitting room.

#### SITTING ROOM/ DINING ROOM

19' 10" x 16' 04" Window to rear with fitted blind, Patio doors to rear garden and terrace with fitted blinds, Electric wood burner effect in feature fireplace. 2 x Radiators, door to inner hallway.

#### BEDROOM ONE

9' 09" x 9' 09" Window to rear with fitted blind, radiator, door into the:

#### EN-SUITE

Glazed window to side with fitted blind, WC, Basin, Shower, Heated Towel rail, tiled flooring.



### **BEDROOM TWO**

11' 09" x 8' 09" Window to rear with fitted blind, Radiator, Small Cupboard.

### **INNER HALLWAY**

Floor to ceiling cupboards, doors to family bathroom, bedroom 3 & 4.

### **DINING ROOM**

11' 09" x 8' 08" Window to rear overlooking the garden, with fitted blind, radiator.

### **STUDY**

11' 08" x 8' 08" Window to side with fitted blind, radiator.

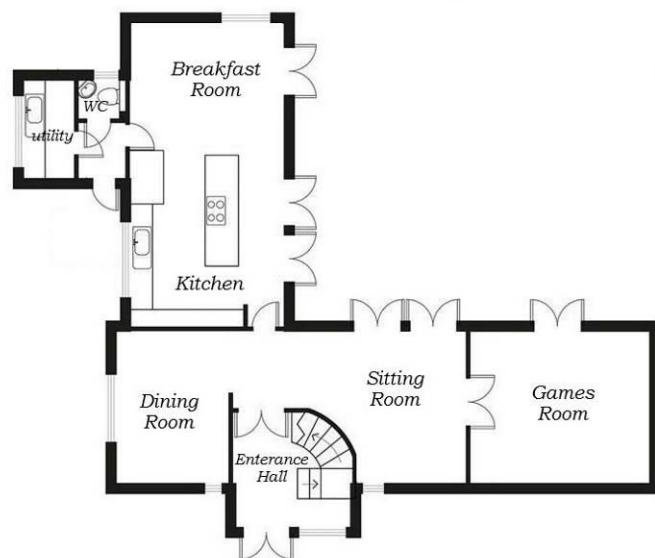
### **FAMILY BATHROOM**

Glazed window to rear, Shower, Corner Basin, WC, Mirrored Cupboard, Heated Towel Rail, Tiled Flooring.

### **REAR GARDEN**

The garden is secure to all sides via a 6-foot fence running the whole way around the property. The garden is mainly laid to lawn with a raised area of patio facing South East accessed via the side gate and the doors from the sitting room. A few mature shrubs and trees can be found dotted around the garden with raised flower beds around the patio area. The oil tank and the private septic tank can be found in the rear garden tucked around the rear of the property.

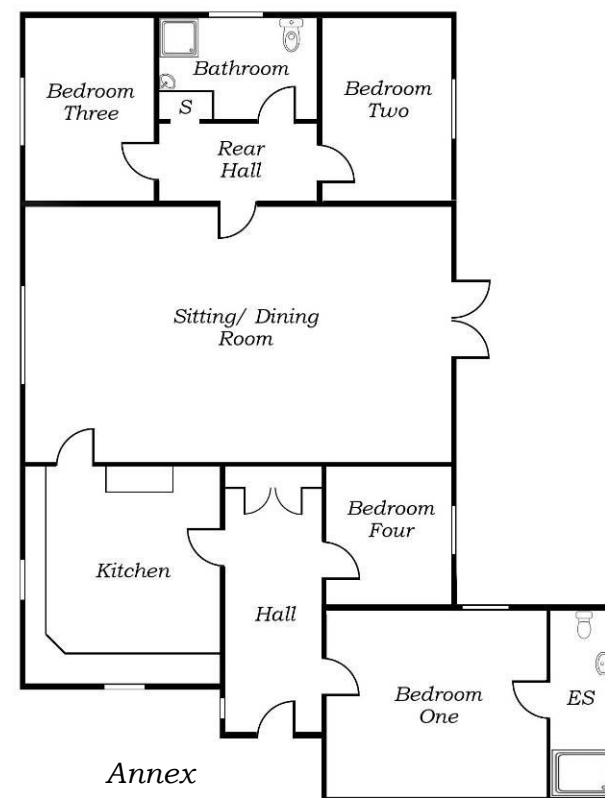




*Ground Floor*



*First Floor*



*Annex*

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