



Chaplins, Heath Road, Colchester, Suffolk, CO7 6RA - Asking Price Of £1,495,000











## INTRODUCTION

This substantial six bedroom Grade II\* listed property offers extensive ground floor living space and an abundance of period charm. The sitting room is a particular highlight with a vaulted ceiling and open-plan layout into the glazed garden room. Located within an extensive garden of just over 1.26 acres (sts) providing a wonderful private setting for the property, we highly recommend a viewing.

## INFORMATION

Originally 15th Century timber frame Grade II\* listed property over two storey's with a single storey range to the South West making provision for the ground floor bedrooms and vaulted sitting room. The property benefits from an abundance of period features from the cross casement windows in the dining hall and snug through to the Inglenook fireplace with beam over displaying the Makers Mark. The property is a wonderful example of a listed building that has sympathetically been enhanced and modernised over time to its current, modern family friendly composition. Heating is via a mains gas fired boiler to radiators throughout and hot water on demand. Electrics are via a modernised RCD consumer unit. Windows and doors are a combination of more modern and in some cases original c15 and c18 century doors. The windows are, in a number of rooms, supplemented by secondary glazing on the internal facing side.

## DIRECTIONS

From the A12 heading South take the East Bergholt junction and turn Left onto the B1070 towards the village, continue into the village passing The Carriers Arms on your right where the property can be found on the right hand side with ample gated off-road parking.

## EAST BERGHOLT

Has the benefit of a good range of local facilities including a co-op and post office, baker, chemist, GP surgery and medical centre. The village provides educational facilities from pre-school age to GCSE with sixth form colleges in Colchester and Ipswich, along with excellent private schools nearby in Holbrook, Ipswich and Colchester. A12 links to the M25 and A14 making regional airport Stansted approximately an hour journey by car. There is a mainline railway station in Manningtree only 3 miles away, 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, electric, drainage and high speed broadband are connected to the property. Local Babergh District Council contact 0300 123 4000. Council Tax Band - F - Energy Performance Rating - Not Required. Ultrafast broadband available via Gigaclear, Trooli & Openreach ([www.ofcom.co.uk](http://www.ofcom.co.uk)). Good 4G mobile signal available via EE, Vodafone, Three & O2 ([www.ofcom.co.uk](http://www.ofcom.co.uk)). 'Very low' flood risk via [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk).



## ACCOMMODATION

Extensive accommodation in total some 2,594 square feet over two floors. On the ground floor:

### ENTRANCE

From the front driveway and terraced area, via a beautiful hardwood door into the:

### HALLWAY an L shape space

14'03 x 7'09 (17'07 x 14'00) Window to the rear (East), oak flooring, hanging space to the side and doors to:

### SITTING ROOM

21'01 x 14'07 This vaulted room (16'04 high) is wonderfully presented with a wealth of exposed beams creating an imposing and yet welcoming space, focal brick fireplace with recessed log burner over a tiled hearth. Underfloor heating can be found in the Sitting Room and the Garden Room. Stairs ascend to the:

### MEZZANINE OFFICE SPACE

11'10 x 8'01 A highly useful space with 6ft + head height, plenty of space for desk and shelving. Low door provides access to loft space adjacent.

### GARDEN ROOM

11'07 x 10'04 Vaulted ceiling with skylights, underfloor heating, glazed to two sides of light oak construction with double doors to the rear terrace, this light space takes in wonderful views over the garden and seamlessly integrates the living space of the house with the extensive garden.

### PLAYROOM/ BEDROOM FIVE

12'05 x 10'09 Dual aspect windows to the rear and side both looking over the garden, this flexible room is currently configured as a playroom/gym but could easily be re-purposed as a fifth double bedroom.

### BEDROOM FOUR

17'00 x 9'07 With two windows to the front taking in a Westerly aspect this light and spacious bedroom with exposed beams and a quirky double door setup is located just across the hall from the:

### FAMILY SHOWER ROOM

10'01 x 6'04 Window to the rear, panelled to waist height on three sides, oversize shower cubicle with tiled walls to ceiling height, heated towel rail, wash basin and w/c.

### DINING HALL

18'09 x 15'06 Windows to the front and side this central space benefits from a stunning hardwood floor, extensive historic beams, a 9ft ceiling and 15th Century wall paintings, recess with light oak corner cupboard, leads to the back door and further doors open into the:





#### LARGE SNUG

17'11 x 13'10 Dual aspect with windows to the front and rear, inglenook fireplace with bressumer beam and log burning stove, wonderful exposed beams attesting to the properties history and age, door to the:

#### BOOT ROOM

18'02 x 8'01 (reducing to 4'03) Window to the side, doorway from the front is believed to house the original 16th century front door. Further doorway to the back garden, space for boots to the side.

#### STAIRCASE HALL

11'02 x 8'11 Window to the rear, stairs ascending to the first floor, under stairs w/c, cupboard space and doorway into the:

#### KITCHEN/ BREAKFAST ROOM

14'11 x 12'11 Window to the side and charming glazed door to the rear with windows above and to the sides filling the room with light. Tiled floor. Granite work surface to two sides over a handmade oak Shaker style kitchen with wall and base units providing ample storage space and provision for the built in fridge. Work surface has an undermount dual sink, inset preparation block, dual ring gas hob and space for the integrated gas fired two oven AGA. Recessed ceiling lights and extractor fan to the side, doorway into the:

#### UTILITY ROOM

9'02 x 9'01 Window to the rear garden , this highly useful space has a useful area of base units and specifically designed full height cupboards that provide space for the fridge and freezer, microwave, storage space and plumbing for the washing machine. Hardwood work surface that extends into the window recess, undermount butler sink and drainer, further useful shelving. Wall mounted Vaillant gas boiler. Door to the rear garden.

#### ON THE FIRST FLOOR:

Stairs turn and ascend with windows overlooking the garden up onto the first floor:

#### LANDING

17'06 x 5'07 (max) With light from the staircase windows , sliding doors to the linen cupboard and doors to:

#### BEDROOM ONE

15'10 x 15'08 Window to the front, a spacious room with an abundance of features from the slightly sloping floor to the historic windows, double doors into the: **EN-SUITE SHOWER**

10'05 x 15'01 window to the side, fully tiled floor and tiled shower cubicle to the side with dual shower heads. Vanity unit with inset wash basin and mirrored cupboard over. Extractor fan.

#### BEDROOM TWO

18'02 x 12'01 Window to the front and prominent beams, ample space for double bed and desk, built in cupboard to the side and low doorway through under a low beam into:









#### **STUDY/ PLAYROOM/ BEDROOM SIX**

17'09 x 8'08 (max) Window to the side overlooking the garden, the room is currently configured as a gym/ game room but has the scope for use either as a study or with the correct consents in place a substantial ensuite.

#### **BEDROOM THREE**

15'00 x 10'09 Dual aspect windows to the rear and side, full width built in wardrobes providing extensive storage space, this light and bright room enjoys views over the garden.

#### **FAMILY BATHROOM**

6'07 x 6'00 Window to the side (South), freestanding bath with central taps, pedestal wash basin to the side, heated towel rail. Tiled walls to waist height and tiled floor. W/C is located in a small room from the landing with a small window to the rear.



#### **OUTSIDE**

The property is situated in over 1.2 acres (sts) of parkland style garden which wraps around principally to the rear and side of the house. This garden provides an abundance of space and privacy for the property. The extensive areas of lawn are interspersed with a range of mature trees and shrubs. The boundaries are clearly marked with a combination of close board fencing, hedging and wire fencing ensuring the garden is secure on all sides. A shed can also be found which has light and power connected providing a great space for storage/ workshop.

#### **KITCHEN GARDEN**

Just to the rear of the large terrace immediately adjacent the back of the house is an area of garden focused around a wooden greenhouse (with power but some panes of glass missing) that has a lovely array of fruit trees and good space for intensification of the growing if desired.

#### **ENTRANCE DRIVEWAY**

From Heath Road there is a subtle turn into the gravelled entrance through a pair of gates to the front driveway which sweeps past the property providing ample parking and turns around to the:

#### **DOUBLE GARAGE**

18'09 x 15'04 Personal door to the side, window to the rear and full width sliding doors across the front of this useful garage space. Power and light connected. The garage is of brick construction under a tiled roof with rendered elevations.







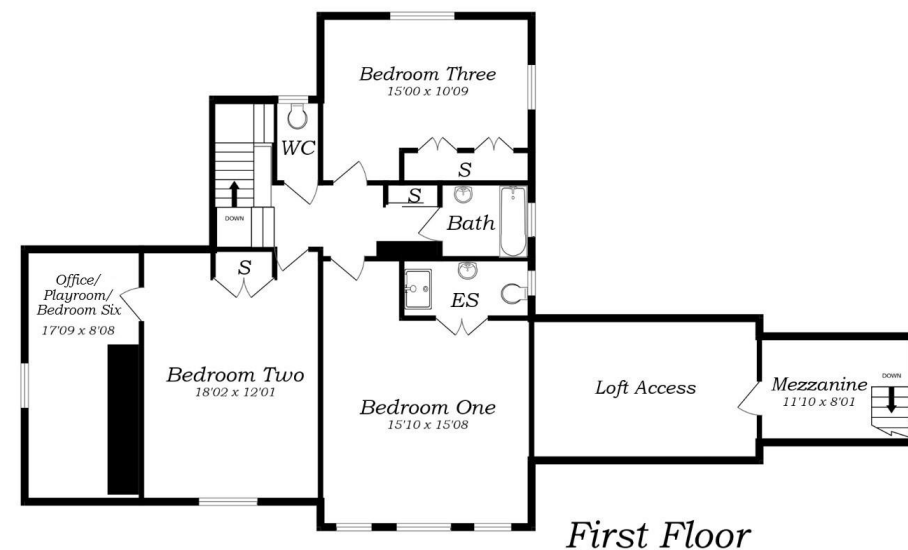
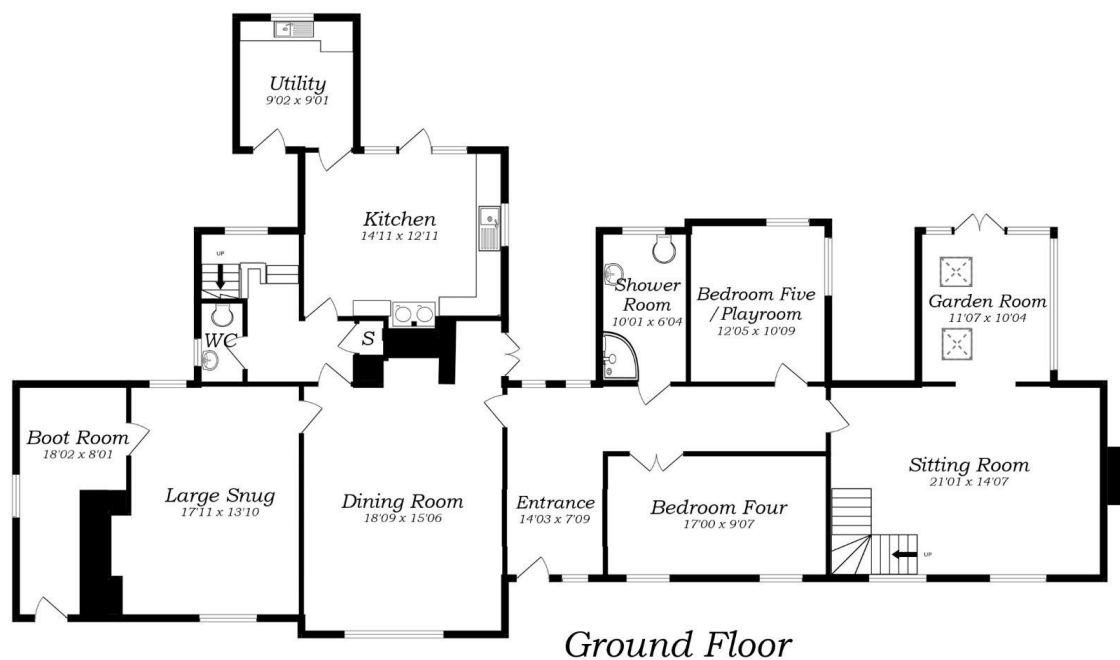












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