



Spring Farm, Higham Road, Stratford St Mary, CO7 6NB - Asking Price Of - £1,600,000





INTRODUCTION

Prominently located on the edge of the villages of Stratford St Mary and Higham, this substantial family house in total some 3450 square feet is framed by its 7.6 acres of land extending away to the South. The property is defined by its position within its plot and offers a purchaser the great opportunity to modernise and enhance the property to their own requirements while maximising the aspect and space on offer. We firmly recommend a viewing of the property to appreciate all it has to offer.

INFORMATION

originally constructed in the mid 1960's with extensive additions over the years to form the accommodation as it stands today. The property is predominant of brick and block construction under a tiled roof with three gables running North to South and a further pair of Gables running West to East over the most recently extended part of the property. Heating is a combination of oil fired radiators via a boiler in the kitchen to various rooms and the central hallway, this alongside a number of electric night storage heaters. The property has hardwood largely double glazed windows throughout, entrance door is hardwood. The electrics are supplied by a RCD consumer unit with separate dedicated supplies into the yard. Spring Farm is currently registered as a smallholding, while this does not bring any material changes to elements such as the council tax, there are a myriad of smaller benefits from increased flexibility as to what animals can be kept on the land and the ability of the owner to sell produce directly from the gateway.

DIRECTIONS

from the A12 heading North take the Stratford St Mary Junction and turn left then immediately right onto Higham Road, follow the road for just under a mile and the property can be found on your left-hand side with gated access from the road after a short pull in

STRATFORD ST MARY

situated mid-way between the major towns of Colchester and Ipswich with an excellent range of shopping and transport. Main line railway station in Colchester provides an extensive service to London Liverpool Street. The village has its own Farm Shop and restaurant, petrol station with village stores and post office, a good selection of pubs and restaurants some of which have undergone recent renovations (we highly recommend a visit!). Being situated in the heart of the Dedham Vale there are many delightful walks from the village into the surrounding countryside. Local facilities include primary and pre-school education, parish church and many groups and organisations. Catchment for East Bergholt High School, independent schools in Colchester and Ipswich.

SERVICES

Mains water, gas, electric, drainage are connected to the property. Local Babergh District Council contact 0300 123 4000. Council Tax Band - G - Energy Performance Rating - E. Ultrafast broadband available via Gigaclear & County Broadband (www.ofcom.co.uk). 5G mobile signal available via EE, Vodafone & O2 (www.ofcom.co.uk). Check for Flood Risk in this area via www.gov.uk/check-long-term-flood-risk.



ACCOMMODATION

set over two extensive and highly flexible floors this substantial family home is ideally suited to configuration as a buyer requires. On the:

GROUND FLOOR

entrance via the rear terrace, taking in a Southerly aspect, through a hardwood door into the:

ENTRANCE HALL

11'11 x 11'10 with windows to the rear, doors to the sitting room, dining room and stairs ascending to the first floor.

SITTING ROOM

20'00 x 15'00 dual aspect windows to the rear and a window and glazed door out to the side garden, this characterful room with a focal fireplace and open fire provides ample space for a baby grand piano.

DINING ROOM

23'00 x 12'00 windows to the rear overlooking the garden and valley beyond, hardwood flooring and ample space for a large dining table, lift to bedroom one. Door through into the:

DAY ROOM

with glazed doors to the conservatory, itself of hardwood construction with glazing to three sides overlooking the garden, this spacious room is ideal to be configured to a buyers needs and opens via a set of sliding doors into the:

BILLARDS HALL

30'07 x 11'10 with doorway to the side from the external courtyard parking and further internal doors to the kitchen along with rear stairs to the first floor. This space again can be configured as required but is ideally suited to providing space for a large billiards/snooker table.

BREAKFAST ROOM

12'00 x 11'03 window to the front (North) this space adjacent the kitchen has a central granite breakfast peninsula matching the kitchen base units to the side. Oil fired boiler situated in the chimney recess to the side. Open plan into the:

KITCHEN

15'11 x 8'03 windows to the front (North), range of wall and base units to three sides within this modernised kitchen providing space and provision for the built in double oven and two oven Rayburn. Granite work surfaces to two sides provide ample preparation space, space and plumbing under for a washing machine and dishwasher. Doorways on into the:



REAR HALL

8'04 x 4'01 critle glazed double doors from the front pathway passing the parrot enclosure. Space for the large fridge/freezer.

CLOAKROOM

7'11 x 5'04 window to the side overlooking the garden, sink and cupbaord under the window, coats space to the side and door through into the w/c.

FIRST FLOOR

stairs ascend from the entrance hall to the LANDING with doors to first floor rooms:

BEDROOM ONE

14'09 x 12'01 window to the rear overlooking the stunning views across the garden and fields beyond, built in wardrobes to the side and rear door into the:

EN-SUITE

13'07 x 5'10 window to the front overlooking the open fields towards Higham, fully tiled floor and walls to ceiling height, wet room style shower and large inset bath, work surface to the side with a carved stone sink and tap over, door through into the w/c.

BEDROOM TWO

15'02 x 9'10 dual aspect windows to the rear and side taking in wonderful views over the garden and fields beyond. Built in wardrobes to the side.

BEDROOM THREE

11'06 x 10'05 window to the rear with views over the garden, built in wardrobes and storage to two sides, configured as a single room but with ample space for double bed if required.

BEDROOM FOUR

11'07 x 9'11 dual aspect windows to the side and front with views to the front over open farmland.

BEDROOM FIVE

8'01 x 7'11 window to the front, door through to the en-suite with a shower to the rear, sink and w/c, this space could be easily configured as a pleasant nursery room, dressing room or opened up as one larger bedroom.

FAMILY BATHROOM

8'10 x 4'07 opaque window to the side, panelled walls to all sides, inset bath, pedestal wash basin and w/c.

INTEGRAL APARTMENT

with separate staircase access from the billiards hall up onto the:





APARTMENT LANDING

window to the front and doors to all rooms:

SHOWER ROOM

6'00 x 6'01 opaque window to the front, large corner shower, w/c and wash basin insert to vanity unit to the front.

KITCHEN DINING ROOM

16'04 x 11'11 dual aspect windows to the front and side overlooking the fields beyond. Fitted kitchen with worktop space and a peninsula unit/breakfast bar providing good preparation space, inset sink and drainer, space and plumbing for fridge and freestanding oven/hob combination.

SITTING ROOM

14'02 x 12'00 window to the rear overlooking the garden, good size sitting room.

BEDROOM ONE

13'07 x 11'11 window to the rear and ample space for a double bed, built in storage to the side.





OUTSIDE

immediately to the rear of the property the stunning formal gardens open out from the large south facing terrace, laid predominantly to lawn interspersed with a number of specimen trees, flower beds and mature shrubs, this wonderful garden space frames the property and opens up a myriad of different options to enjoy the garden at its best.

SUMMERHOUSE

a circular structure with power and light connected of timber frame construction under a tiled roof with circular seating around a central table, fold down sides are ready to provide weather proofing if the weather is not behaving itself!

LAND

to the Southern and West of the formal gardens the paddocks open out, well defined fence and hedge boundaries separate the fields into four distinct paddocks and a charming orchard. The paddocks provide ample space for horses or to develop into a small holding as required. To the eastern boundary a corrugated field shelter stands adjacent to the paddock and within the central principal paddock stands a further weather boarded field shelter.

THE YARDS

initially from the gateway the gravelled yard turns to the right where the:

HOUSE YARD

can be found, providing ample parking space for a number of vehicles ahead of the open fronted cart lodge measuring in total some 27'00 x 13'3 and providing useful undercover parking space. Adjacent to the cart lodge the kennels 30'00 x 12'00 provide good space if required for dogs or further storage if required. The House Yard provides a practical and attractive approach to the property.

STABLE YARD

found on the left-hand side of the gravelled driveway, this contains 5 individual stables all marking 12'00 x 10'00 with lighting in place, furthermore a useful tack room stands in the corner and there is ample covered areas and concrete hardstanding to the front of the stable block.

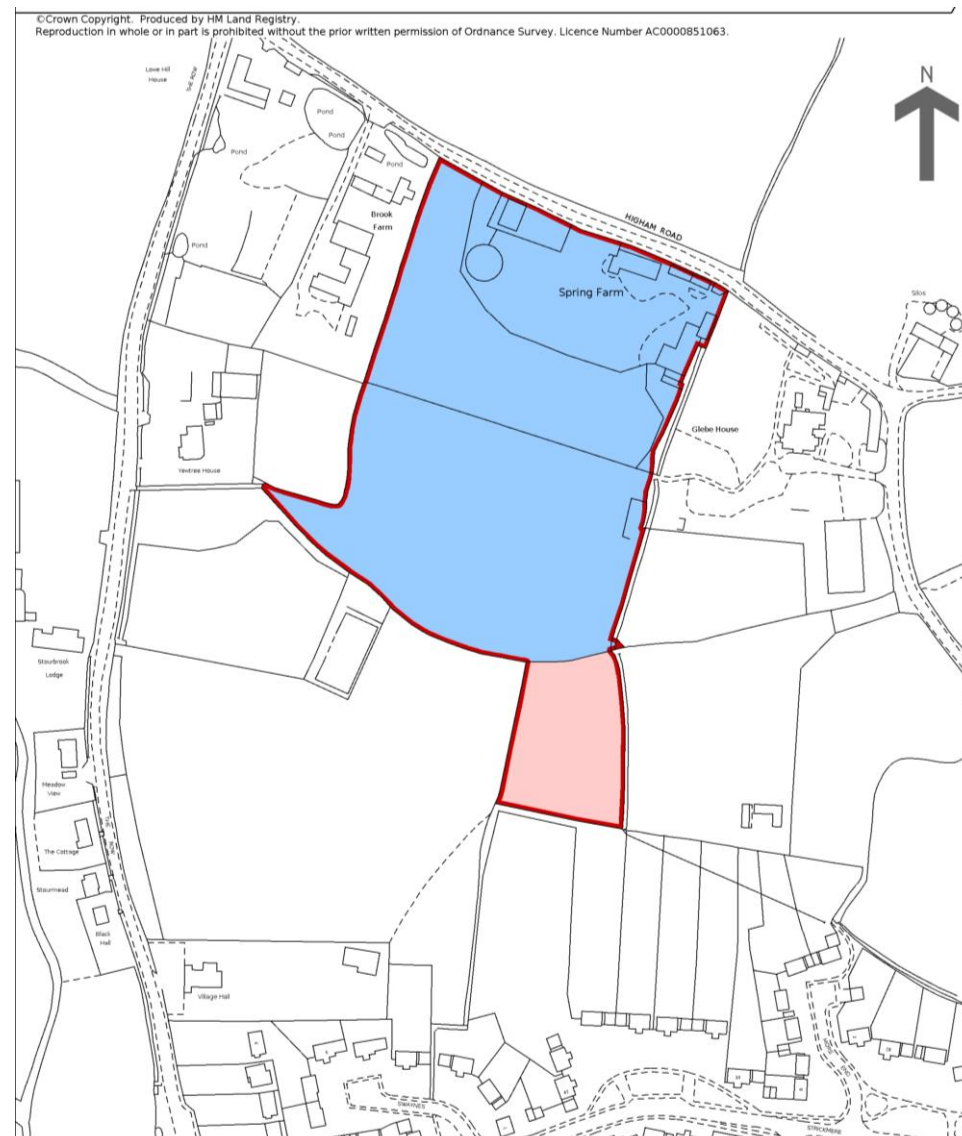
HAY BARN

this steel portal frame building with corrugated roof and sides in total some 30'00 x 30'00 with an additional pair of 32'x 15'00 machinery storage areas to the side is highly useful being open to the front and available to use for a variety of purposes.

INDEPENDENT OFFICE

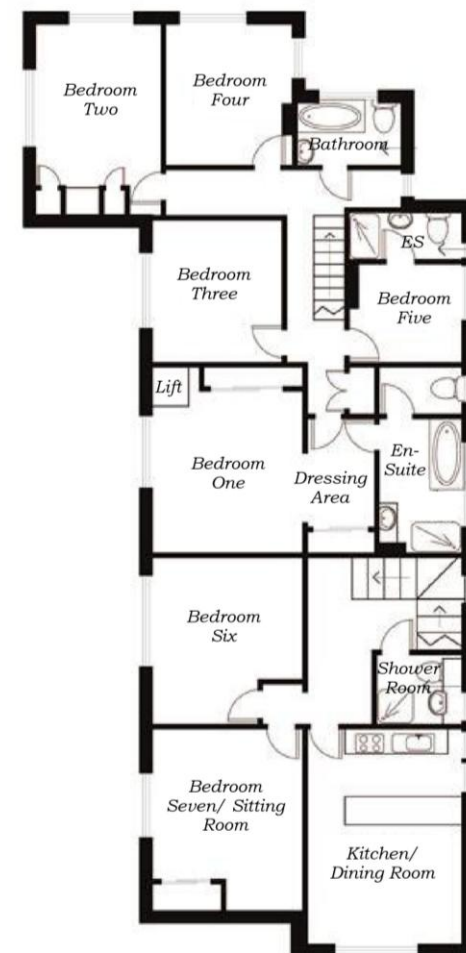
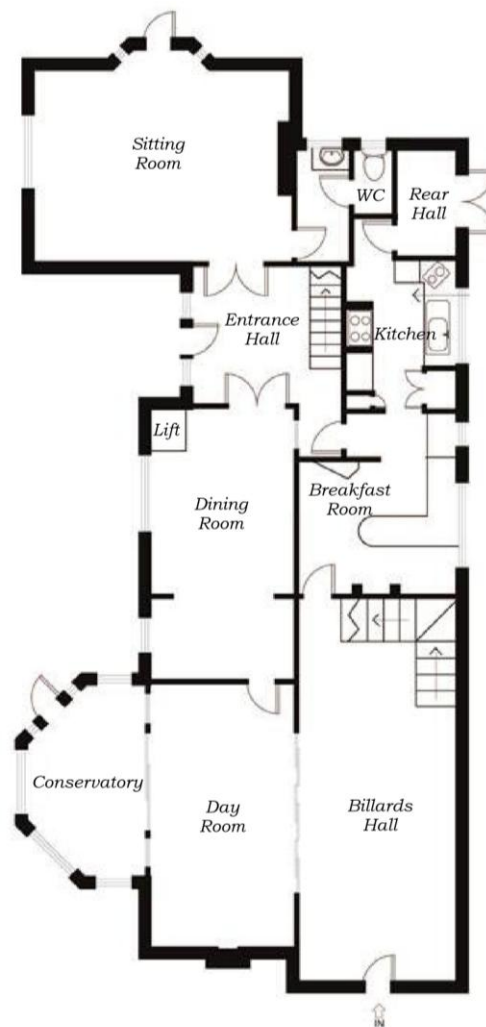
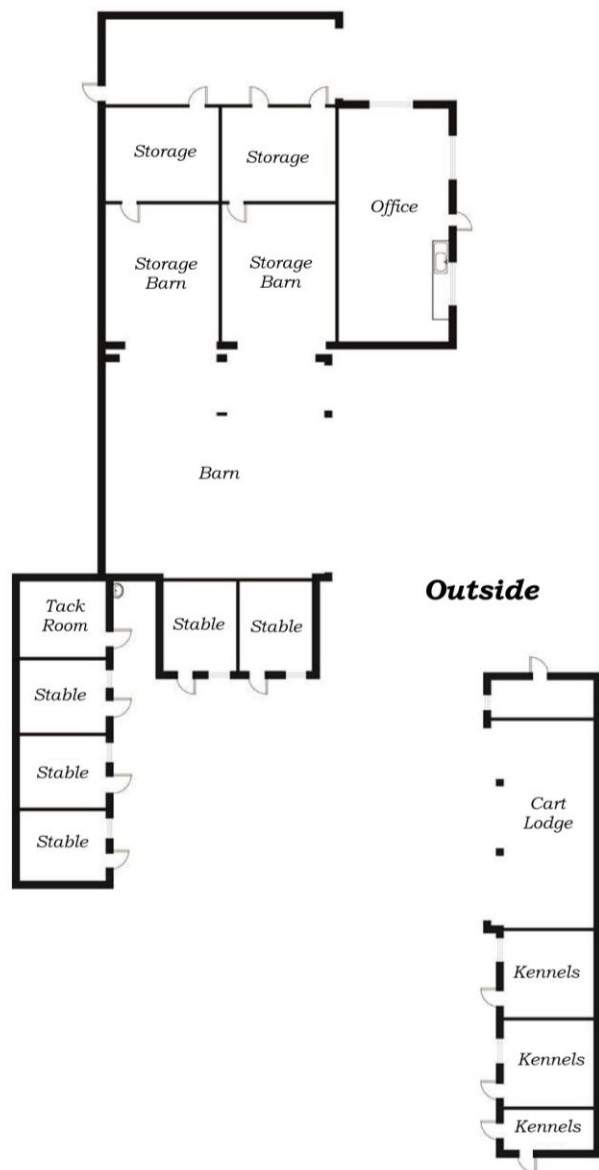
31'10 x 16'00 with a door to the side from the yard and windows to the rear and side, this highly useful building has been used previously to run a business, likewise the building also offers secure dry storage if required.





MAPS AND PLANS FOR INDICATION PURPOSES ONLY

Maps and plans provided are for indication purposes only and should not be used to mark the exact location of the boundary. The pink section of the right hand side plan is NOT included within the sale of Spring Farm, this is to be retained and has secondary access from School Lane.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Grier & Partners is a trading name of David Grier, Lesley Grier and Aidan Grier.

