



Sparrows, Quintons Road, East Bergholt, CO7 6RB – Asking Price of £1,275,000





INTRODUCTION

situated on the quiet and desirable 'Quinton's Road' in East Bergholt this some 2600 square foot detached five bedroom, three storey family house offers a charming, flexible blend of open plan spaces alongside traditionally laid out reception rooms on the ground floor. Outside the formal garden takes in a North Westerly aspect with a substantial terrace, heated outdoor pool and extensive lawn. We highly recommend a viewing to appreciate the quality and scale of this wonderful village home.

INFORMATION

Originally dating from the Victorian era of red brick construction under a slate roof. Original sash windows with bay windows to many of the rooms on the front elevation, windows to the front aspect fitted with Sanderson shutters. Attractive period features can be found throughout the house including open fireplaces in many rooms, including panel doors and stripped oak and pine floors. Heating with radiators throughout is via a gas fired boiler in the utility/boot room. Outside the terrace steps up to a heated swimming pool, currently with a winter cover in place. The property benefits from a modern rear extension to from the current kitchen-breakfast room with a valuated ceiling enhancing the space.

DIRECTIONS

from the centre of the village passing the Red Lion on the left hand side continue on to the top of Gaston Street and turn right onto Heath Road with The Carriers Arms on your right. Take the next left onto Quinton's Road and the property can be found on the left hand side with ample driveway parking.

EAST BERGHOLT

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

all mains services are connected to the property, heating provided by gas boiler, ultrafast broadband available, council tax band - G, Energy performance certificate – PENDING , Babergh district council contact - 0300 123 400. Ultrafast broadband available via Gigaclear, Trooli & Openreach (www.ofcom.co.uk). 5G mobile signal available via EE & O2 (www.ofcom.co.uk). 'Very low' flood risk via www.gov.uk/check-long-term-flood-risk.

ON THE GROUND FLOOR

entrance from the front through a hardwood four panel door into the entrance lobby (6'02 x 5'03), window to the side, pattern tiled floor and door through into the dining hall and:

CLOAKROOM

6'00 x 5'02 opaque window to the rear, feature panelling to the side and cast iron radiator, w/c and pedestal wash basin.

DINING HALL

19'07 x 12'00 bay window to the front of this hub of the house, feature fireplace, hardwood flooring and stairs ascending at the rear of room to the first floor.



SITTING ROOM

20'03 x 13'00 triple aspect windows to the front spilling light into the room, focal open fireplace with tiled detailing, further doorway into the:

STUDY

16'07 x 8'00 a bright dual aspect room with windows to the front and side, currently configured as a useful home office.

SNUG-PLAYROOM

21'01 x 12'01 (max) windows to the side and rear with a further panel glazed door out to the driveway, feature fireplace, storage space to the sides and space for wall mounted TV. This useful room next to the kitchen would make an ideal playroom.



REAR HALL

11'04 x 10'06 dual windows to the side, storage cupboards to the rear, open plan through to the kitchen-breakfast room and doorway to the:

UTILITY-BOOT ROOM

8'01 x 8'01 window to the rear and stable door from the rear terrace, this principle, practical entrance to the house has a large butler sink within work surface to the side, further work surface with units over and under and space and plumbing for washing machine and tumble dryer. Doorway through to a deep cupboard containing the wall hung gas boiler and ample boots/coat space.



KITCHEN-BREAKFAST ROOM

20'04 x 12'10 with a hardwood clad vaulted ceiling, triple aspect windows and a pair of panel glazed doors to the rear terrace this wonderful space is ideally suited for family life having space for a large breakfast table alongside the sizable kitchen. The Kitchen is a bespoke Orwell's kitchen with a range of wall and base units to two sides providing extensive storage space, larder cupboard, pan drawers and space for the dishwasher and Rangemaster gas cooker/6 hob combination. The black granite work surfaces provide extensive preparation space and the substantial island unit in the centre of the room with its work surface again provides great space, under-mount dual butler sinks to the side.

FIRST FLOOR LANDING

12'01 x 8'03 (incl stairwell) window to the side, linen cupboard and doors to first floor bedrooms:





BEDROOM ONE SUITE

15'00 x 12'00 dual sliding sash windows to the front overlooking the pretty street scene of Quinton's Road, internal shutters, feature fireplace and doors into the:

EN-SUITE SHOWER ROOM

8'04 x 7'10 window to the front with internal shutters, painted wooden flooring, large shower to the side, w/c, cantilevered wash basin, heritage heated towel rail, stylish bathroom to compliment the principal bedroom.

WALK IN WARDROBE

7'11 x 7'08 window to the rear overlooking the garden, fitted wardrobes to three sides with extensive hanging, shelving and drawer space, sensor light.

BEDROOM TWO

15'00 x 12'00 window to the front, feature fireplace, space for freestanding wardrobes, desk and large double bed.

BEDROOM THREE

11'09 x 11'02 dual aspect windows to the side and rear overlooking the garden, two built in cupboards one containing the mains pressure hot water tank and the second serving as wardrobe space.

BEDROOM FIVE

13'02 x 9'01 window to the side, storage cupboard/wardrobe to the side a spacious fifth bedroom currently configured with a single bed but ideally suited to use as a nursery room.



FAMILY BATHROOM

12'11 x 5'07 window to the front part opaque with internal shutters. This spacious bathroom features a freestanding double ended bath with central taps, heritage heated towel rail, exposed beams, pedestal wash basin and w/c. Painted wooden flooring.



BEDROOM FOUR

26'03 x 10'04 (total incl en-suite) dual aspect with windows to the sides, eaves storage, chimney breast to the centre of the room, built in wardrobe to the side, stairs descend to the first floor landing.

EN-SUITE SHOWER ROOM

velux window to the front, oversize walk-in jacuzzi shower with dual heads and mosaic tiled walls and tray, wash basin and w/c, extractor fan and wooden flooring.







OUTSIDE

the property enjoys a spacious garden in total offering just under a third of an acre of space and a North Westerly aspect. The garden itself a from the rear of the property initially a large area of patio if found with different aspects catching the sun all day, doors to the store and pool changing rooms can be found to the side. Heading up a couple of steps, the pool terrace can be found with ample room for sun loungers/ deck chairs around the 30'0 x 12'0 outdoor pool with its own filtration system in the store room. The remainder of the garden is laid attractively to lawn interspersed with mature specimen trees and shrubs that provide great privacy and a wonderful setting for the property.

GARAGE

36'8 x 16'9 with windows to one side, light and power connected, four sets of double doors to the front, a personal door to the front, concrete flooring

CART LODGE

18'0 x 19'3 light and power connected, personal door to the side, two sets of double stable style doors to the front, external stairs to the:

MUSIC-GAMES ROOM

23'6 x 14'7 7'1 23'6 x 14'7 (reducing to 7'1 for head height) velux windows to the front, light and power connected.

POOL CHANGING ROOMS

14'7 x 6'9 light and power connected, window to the front, built in bench and hanging pegs, accessed via door leading to the pool

STORE

10'1 x 6'2 light and power connected, window and door to the front, this room also contains the pool filtration system built in to one side





