



Laurel House, 1 Hop Meadow, East Bergholt, CO7 6QR

Asking Price Of £1,100,000

A family home, well proportioned throughout and situated within a short walk of the centre of the charming Suffolk village of East Bergholt. The property offers five bedrooms, a large open plan kitchen dining room, snug/cinema room, sitting room and has been thoughtfully extended to present a boot room and entrance vestibule. To the rear of the property the charming garden and useful cart lodge with music room over complete this desirable village home.



Property Description

INFORMATION

completed in the early 2000's this charming village home comprises a brick and block construction under a tiled roof with brick elevations. Windows are replacement double glaze units with a number of sliding sash units throughout the property. Further extensions to the rear and side in a contemporary and yet sympathetic style designed by well regarded Roger Balmer Design architects in East Bergholt provide excellent flexibility to the property. Heating via gas fired condensing boiler to radiators throughout and hot water via a mains pressure system. Electrics via RCD consumer unit. Broadband is connected to the property with Fibre Broadband available in the village.

DIRECTIONS

from the A12 heading North take the East Bergholt turn and turn left onto the B1070 towards the village. Take the first right onto Hadleigh Road and at the T Junction turn left again onto Hop Meadow and immediately left onto a gravelled driveway leading to the property. Ample Driveway Parking.

EAST BERTHOLT

has the benefit of a good range of local facilities including a Co-Op general store and post office, Café, Pubs including the 'Red Lion Brassiere' 'Carriers Arms' and 'Hare and Hounds' in addition to a bakers and pharmacy, GP surgery and medical centre. Parish Church and Congregational Church, along with many local associations. The village provides education facilities from pre-school age to GCSE, sixth form colleges are available in Colchester and Ipswich. There are several independent schools in both the local and major towns and throughout the area. A12 links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. The mainline railway stations in Manningtree provides a regular service to London taking around an hour. 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.





SERVICES all main services are connected to the property. Babergh District Council 01473 822801, Council Tax Band – G, EPC - tbc

ACCOMMODATION set out over two floors presenting extensive and flexible living space, on the first floor:

PRINCIPAL BEDROOM ONE 14' 6" x 16' 05" dual windows to the front (West), a spacious principal bedroom with built in wardrobes and ample space to set the room out as required, door to the:

EN-SUITE 9'05 x 6'08 window to the rear (East) overlooking the garden, wood effect flooring a tiled walls to waist height, suite comprising an inset bath with central taps to the side, raised tiled shower, w/c and wash basin over vanity unit to the side. Heated towel rail, recessed ceiling lights and extractor fan.

BEDROOM TWO 13'04 x 10'11 dual windows to the front (West) built in wardrobes to the side, another spacious and flexible room;

EN-SUITE 8'07 x 3'02 wood effect flooring and tiles to waist height, fully tiled oversize shower to the, wash basin and w/c, recessed ceiling lights and extractor fan.

BEDROOM THREE 12'09 x 8'05 window to the rear (East) overlooking the garden, built in wardrobes to the side and space for double bed if desired.

BEDROOM FOUR 11'05 x 10'10 window to the rear (East), a well sized fourth bedroom with ample space for double bed and wardrobes.

BEDROOM FIVE 10'11 x 7'07 window to the front (West), a good size single room or ideal nursery room.

FAMILY BATHROOM 9'00 x 5'03 window to the rear (East), the bathroom has contemporary tiling to the side and rear over the inset panel bath with shower over, wash basin to the side over vanity unit, w/c and heated towel rail. Recessed ceiling lights and extractor fan.





LANDING 14'10 x 11'04 (max), window to the rear overlooking the garden, this spacious landing has doors to all first floor rooms, loft hatch and airing cupboard to the side containing the mains pressure hot water tank. Stairs descend to the ground floor:

HALL 13'00 x 11'02 (max) window to the front, entrance via secure six panel wooden door from the front driveway and path flanked by box hedging, doors into the principal living spaces of the property, oak flooring extending through into the:

SITTING ROOM 17'11 x 12'08 panel glazed French doors onto the terrace and rear garden, the focal point of the room is a brick fireplace with oak mantle and inset log burner over a light brick hearth, recessed ceiling lights complete this very well appointed space.



SNUG/PLAYROOM 14'05 x 13'00 dual sliding sash windows to the front, a highly flexible space currently configured as a cinema room but with extensive scope for use as a playroom or summer sitting room, double part panel glazed doors back into the hallway.

CLOAKROOM 6'00 x 3'00 window to the front, oak from extends from the hall, w/c and pedestal hand basin to the side.

KITCHEN DINING ROOM 26'02 x 13'04 dual aspect with sliding sash windows to the front and rear filling the room with light, tiled floor. Currently set out with a seating area following by dining table and then into the kitchen space. The kitchen comprises a range of shaker style wall and base units to three sides offering extensive storage and practical space, black granite work surface wraps around the kitchen with inset butler sink and drainage. Central island unit provides further storage under a granite work surface with an under-mount preparation sink. This space is well planned and appointed to serve as a core space to the busy family home. Doors to the:





UTILITY ROOM 10'07 x 7'07 range of wall and base units to two sides under an oak work surface with inset butler sink and tiled splash backs, large storage cupboard, the space is open plan into the:

BOOT ROOM 11'01 x 6'07 window to the rear and side overlooking the garden, half glazed door to the terrace. Travertine tiled floor and panelled walls to the party vaulted ceiling, fitted hanging space and further space for boots and shoes. Oak work surface across the rear of the space with a desk recess overlooking the garden and further storage space either side.

ENTRANCE VESTIBULE 7'01 x 4'11 half glazed door from the driveway, window to the side, travertine flooring and panelled walls up into the party vaulted ceiling, a welcoming approach into the property. Door into the oversize storage cupboard with a full range of fitted storage either side to the ceiling and window to the rear garden.

OUTSIDE the property benefits from a generous garden to the rear and a great amount of privacy to the front from Hadleigh Road, accessed from the turn into Hop Meadow, the gravelled driveway provides ample parking for a number of vehicles, low box hedging flank the path to the front door, further areas of lawn and gated access from either side of the property into the:

REAR GARDEN taking in an Easterly aspect but open to the South at the side this well presented garden benefits from an abundance of terraced spaces with shade to be found on one or another throughout the day. The central area of lawn is flanked by beds containing mature shrubs and plants, further mature specimen trees populate the edges of the garden providing further shade. Ahead of the cart lodge an area of terrace has been created to make best use of the space, double gates to the driveway remain should vehicular access be needed to the garages.





CART LODGE a highly useful and attractive building to the side of the rear garden on the first floor accessed via an wooden external staircase the:

MUSIC ROOM/OFFICE 16'08 x 9'05 part glazed door from the stairs, window to the front, power and light are connected to this useful insulated space away from the main house.

DOUBLE GARAGE 17'06 x 17'06 personal part glazed door to the side and two up and over doors to the front, power and light are connected to this highly useful space

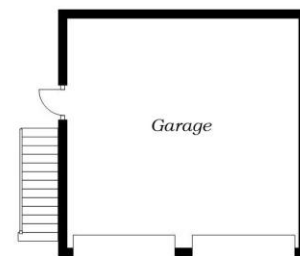




First Floor



Ground Floor



Grier & Partners
— LAND AND ESTATE AGENTS —

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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