



**Sechelt, Gaston Street, East Bergholt, CO7 6SD – Asking Price of £1,300,000**

**A family home in the heart of East Bergholt with just under an acre of garden**











## INTRODUCTION

Sechelt, a substantial 2,282 sq ft five-bedroom three storey red brick detached family home situated in the heart of East Bergholt on Gaston Street. With a wonderful 0.97 acre garden and privacy behind mature hedges this property offers an oasis of space and potential within the village. Ground floor accommodation includes large sitting room, dining room, conservatory, kitchen and boot room.

There is fundamentally fantastic opportunities (stp) for extension and alteration of the property to a new owners' requirements. Heated swimming pool and various high-quality outbuildings along with an integral double garage complete the property. We highly recommend a viewing, available with no-onward chain.

## DIRECTIONS

from the A12 heading North take the East Bergholt junction and turn left onto the B1070 towards the village, heading into the village just before The Carriers Arms turn right onto Gaston Street. Continue on for just over quarter of a mile and the property can be found on the left hand side set back behind tall hedges giving great privacy from the road. Ample driveway parking.

## INFORMATION

of brick and block cavity construction throughout under a tiled roof with attractive red brick elevations. Windows and doors are double glazed hardwood units of exceptional quality throughout the property. Insulated throughout with cavity wall and loft insulation present. The property is heated via a flexible system of boilers that provide heating via radiators throughout and hot water via a mains pressure cylinder in the airing cupboard.

The heating system is heated via either a floor mounted oil fired boiler in the garage or wall hung gas boiler also in the garage where the control valves are situated. Furthermore the outdoor swimming pool can be heated via either the wall hung gas boiler or oil boiler, the system allowing the heating of the pool or house to be carried out using the most cost effective fuel of the moment. Furthermore there are a number of air-conditioning systems in the property providing cool summer air to key spaces as required. Electrics are via a RCD consumer unit in the garage, the system also provides dedicated power to the outbuildings.

## EAST BERGHOLT

East Bergholt has the benefit of a good range of local facilities, including a newly opened large Co-op with a Post Office, chemist, GP surgery, and medical centre. The village also benefits from parish and congregational churches, as well as many local associations.

The village provides excellent educational facilities, from pre-school and primary school to high school, with access to sixth-form colleges in Colchester and Ipswich. There are also several private schools in nearby villages throughout the area, all with great reputations.

East Bergholt also offers ideal transport links, being only a few minutes' drive to the A12, which connects to the M25 towards London and the A14 to the north. Stansted Airport is easily accessible, being approximately an hour's journey by car. Direct National Express buses also operate from both Ipswich and Colchester. There is a mainline railway station in Manningtree, with a journey time of around one hour to London Liverpool Street.

There is a wide range of pubs, restaurants, and cafés in the village offering a variety of food and drink. The Red Lion pub has been taken over by the Chestnut Group, offering a selection of drinks and food, from breakfast to pizzas and pub classics. Across the road is Gaia, a Latin-influenced café serving a selection of exciting dishes with diverse flavours. It offers several tables, including a courtyard at the back-a lovely spot for a coffee. Further up the road, you will find the Hare & Hounds and The Carriers Arms, two traditional, cosy pubs with excellent food and a fine selection of classic ales.

## SERVICES

Mains water, electric, gas, and drainage are connected to the property with oil also available for heating the property and swimming pool. Local Babergh District Council contact: 0300 123 4000. Ultrafast broadband is available via Openreach and County Broadband ([www.ofcom.org.uk](http://www.ofcom.org.uk)). 5G is available in the area via EE, Vodafone and O2 ([www.ofcom.org.uk](http://www.ofcom.org.uk)). Council Tax Band – F. Energy Performance Rating – D



## ACCOMMODATION

over three floors of well-proportioned living space:

## ENTRANCE

via an integral porch through the secure front door into the main:

## HALLWAY

16'04 x 7'10 stairs ascend to the first floor, Kardean flooring with solid mahogany doors to the sitting room, shower room, kitchen and dining room.

## SITTING ROOM

24'07 x 13'11 window to the front (West) a large and welcoming room with feature sandstone fireplace and sliding doors into the:

## CONSERVATORY

16'09 x 13'05 of hardwood construction over a concrete base with glazing to three sides and an opaque glazed ceiling, double doors to the rear (East) opening towards the heated swimming pool and single door onto the terrace at the side (North). Air conditioning and winter warming unit along with power points, ceiling fan and lighting.

## SHOWER ROOM

7'11 x 6'10 opaque window to the rear (East), this modern contemporary space has a large walk in shower to the side with dual heads, cantilevered wash basin, w/c and large heated towel rail along with a storage cupboard and recessed ceiling lights. Underfloor electric heating.

## DINING/PLAY ROOM

13'07 x 11'10 window to the front (West) this spacious room filled with light from the large window to the front can easily be utilised as a dining room or great playroom immediately adjacent to and with a door through into the:

## KITCHEN- BREAKFAST ROOM

16'01 x 11'01 window to the rear and doors to the hallway and garden room. Range of wall and base units to three sides providing ample storage. Work surface to three sides with inset double stainless steel sink and drainer, peninsula breakfast bar. Dishwasher and oven/hob.

## BOOT ROOM

17'02 x 7'08 window and glazed single door flanked by glazed panels to the rear terrace overlooking the garden. Tile effect flooring, useful storage cupboards, air conditioning/winter warming. Door through into the:







### **INTEGRAL DOUBLE GARAGE**

19'11 x 17'09 electric up and over door from the front, good ceiling height, wall mounted RCD consumer unit and shelving, water softer, gas fired boiler and additional oil fired boiler. Wash basin to the corner and plumbing for washing machine.

### **ON THE FIRST FLOOR**

four principal bedrooms and the family bathroom.

### **BEDROOM ONE**

13'11 x 13'03 windows to the rear looking out over the stunning rear garden and farmland beyond, unit to the side with wash basin and storage, to the front, a row of built in wardrobes. A spacious main bedroom.

### **BEDROOM TWO**

12'07 x 11'10 dual aspect with windows to the rear and side (South) filling the room with light, built in wardrobes to the front, surface to the side with a wash basin and storage under.

### **BEDROOM THREE**

12'10 x 11'11 window to the front overlooking the front garden and Gaston Street beyond, built in wardrobes to the rear and dressing table to the side.

### **BEDROOM FOUR**

10'11 x 8'11 window to the front, storage cupboard to the side, ample space for double bed.

### **FAMILY BATHROOM**

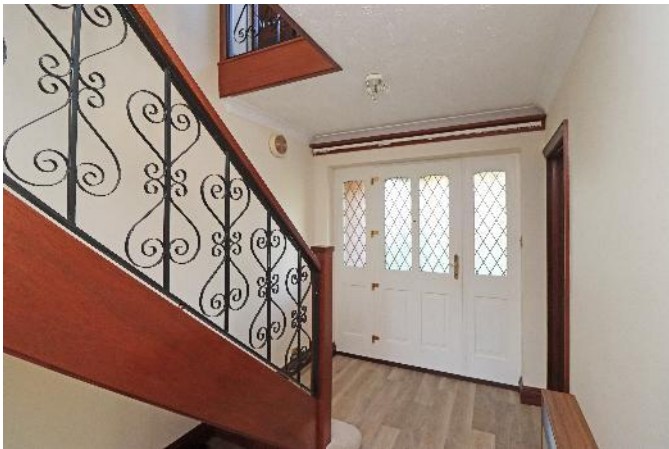
8'00 x 6'10 opaque window to the rear, tiled floor and walls to ceiling height, large inset, contrast tiled oval bath to the rear of the space with central taps. Corner shower with dual heads, w/c, wash basin inset to contemporary storage unit, oversize towel rail and electric underfloor heating. Recessed lights and extractor fan.

### **FIRST FLOOR LANDING**

6'11 x 16'03 window to the front of this spacious landing with hand turned ironwork built into the balustrades, doors to first floor rooms and airing cupboard containing the mains pressure hot water tank. Stairs ascend to the:

### **SECOND FLOOR - BEDROOM FIVE/OFFICE**

33'05 x 11'01 with dual Velux roof lights to the rear bringing light into the space a large storage cupboard, eaves storage and air conditioning/winter warming system. This space holds great potential to be used to suit the needs of a particular buyer, be that for use as a large fifth bedroom, office or even a cinema room.







## OUTSIDE

the defining feature of the property is its stunning gardens, some 0.97 acres (sts) in total and offering remarkable privacy for a garden in the centre of a busy and popular village such as East Bergholt. The key feature of the garden is of course the swimming pool, heated by either oil or mains gas to maximise cost effective operation. Further key features include the substantial outbuildings and sweeping driveway from Gaston Street.

## TO THE REAR

the principal area of garden with well defined fence and hedge boundaries extends away from the house to the East and past the workshop opening out to large paddock with a pond, well maintained lawn defined boundaries and interspersed with mature fruit trees. At the foot of the garden is a 12'00 x 7'00 shed, double doors provide access from the concrete hardstanding.



## TRACTOR SHED

16'00 x 14'00 of timber frame construction over a concrete base with a tiled roof and felt tile cladding, power and light connected, bay window to the side and a pair of part glazed double doors from the concrete hardstanding. A highly useful, flexible building.

## GREENHOUSE

17'03 x 7'04 UPVC glazed to four sides over a low brick wall with an opaque glazed roof and lighting connected to this practical and substantial growing space.

## POOL HOUSE

20'05 x 12'07 of timber frame construction with an overhanging roof to the front, double panel glazed doors from the terrace open into this adaptable space, windows to the sides, power and light connected and a useful loft space above. Glazed internal doors through into the:

## WORKSHOP

31'07 x 9'03 again of timber frame construction under a tiled roof with windows to the front and side. This practical workshop has a dedicated power supply and extensive power points along with strip lighting to the ceiling. Glazed double doors from the terrace and concrete flooring, loft access. A useful, multi-purpose building.

## FRONT GARDEN

with gated secure side access from the rear garden, the front garden is afforded great privacy by the mature hedges to all three sides, flanking the concrete hardstanding driveway. Further area of lawn to the front and side of the property itself and flowerbeds with mature shrubs and plants to the front of the house.





















# Grier & Partners

— LAND AND ESTATE AGENTS —



*For Illustrative Purposes Only*

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