



Hamlet House Countess Cross, Colchester, CO6 2HT
Offers in excess of £1,300,000



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The Setting

Set in grounds of approximately 1 acre (STLS) this opportunity enjoys extensive views over the open rolling farmland to the rear whilst being set back from the road.

Some More Information

Constructed by highly regarded property developers Patten Homes Limited, is this substantial 5 bedroom detached family home constructed beneath a curved Zinc roof, sitting in grounds of 1 acre. Set back from the road and enjoying views over the undulating countryside to the rear the property will benefit from Entrance hall giving access to sitting room with sash window to the front elevation along with window to the side elevation, central to the room is a room sealed log burner, with a doorway leading through into the rear open plan kitchen, dining, living room.

To the opposite site of the entrance hallway the study or snug also has deep sliding sash window to the front elevation, from the hallway there is a storage cupboard and ground floor cloakroom with a further door leading into the kitchen, dining living space.

At the rear the open plan space has wide bi-folding doors opening out to the rear garden with a paved patio to the immediate rear of the the property, the balance of the garden will be laid to lawn and enclosed by timber post and rail fencing. Within the centre of the open plan space a dual sided log burner is located giving a view of the fire from both the kitchen and dining areas. Patten Homes Limited offer their purchasers the opportunity (subject to build stage) to personalise the kitchen and tiling elements of the property from their range, allowing you to create a magnificent home.

To the First Floor there are 3 double bedrooms all with their own private en-suite shower rooms with the principle bedroom having a dressing area also. Bedroom four enjoys a jack and Jenny facilities with the main bathroom which also serves bedroom five.

Externally there is a large outbuilding located to the front of the

property which contains a home office/Gymnasium room complete with water and drainage connections, along with a double garage and further double covered car port which is constructed in a red brick beneath a clay plain tiled roof.

Ground Floor

Hallway

8'0" x 18'0" (2.45m x 5.505m)

Living

16'8" x 19'3" (5.1m x 5.875m)

Study/Snug

15'7" x 9'10" (4.75m x 3.0m)

Open Plan Dining

16'6" x 16'6" (5.050m x 5.050m)

Kitchen Breakfast

22'11" x 17'9" (7.0m x 5.420m)

Utility Room

11'8" x 7'10" (3.575m x 2.4m)

Cloakroom

6'6" x 3'6" (2m x 1.075m)

First Floor

Bedroom One

16'8" x 10'11" (5.1m x 3.348m)

Dressing Area

6'3" x 4'11" (1.910 x 1.5)

En-suite One

10'1" x 4'11" (3.090m x 1.5m)

Bedroom Two

11'5" x 10'9" (3.495m x 3.302m)

En-suite Two

10'9" x 3'9" (3.302m x 1.150m)

Bedroom Three

11'4" x 12'1" (3.473m x 3.7m)

En-suite Three

8'11" x 3'9" (2.736m x 1.150m)

Bedroom Four

16'9" x 8'4" (5.125m x 2.549m)

Bedroom Five

9'3" x 7'7" (2.831m x 2.330m)

Bathroom

15'5" x 6'2" (4.723m x 1.9m)

External Accommodation

Home Office/Gym

28'2" x 15'5" (8.6m x 4.7m)

Double Garage

19'8" x 17'4" (6m x 5.3m)

Double Cartlodge

19'4" x 17'4" (5.9m x 5.3m)

Public Rights of Way

The Property will be sold subject to and with the benefit of all

rights, covenants and agreements and declarations affecting the Property.

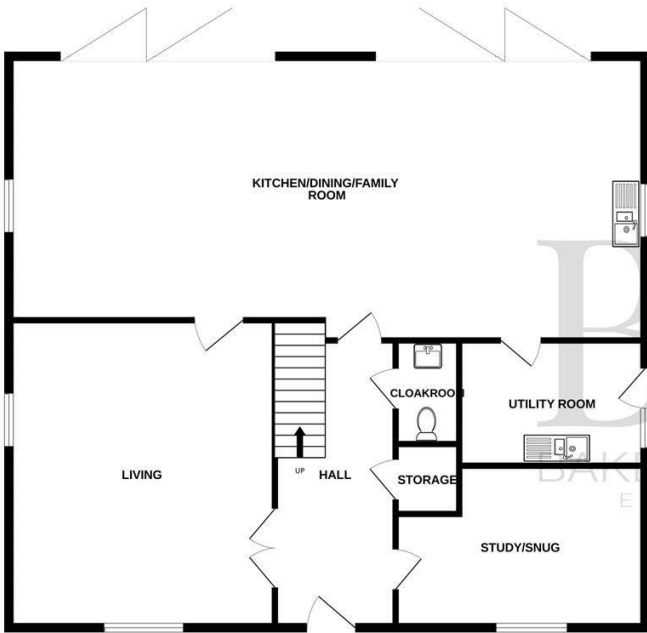
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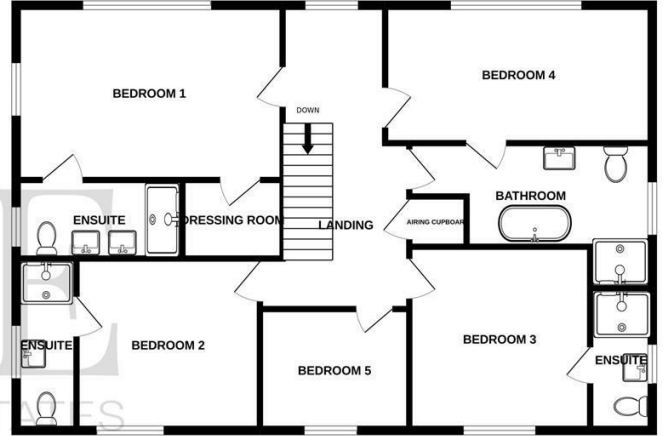
Please note that the plans provided are subject to the purchasers survey and due diligence and all measurements provided have been scaled from plan and therefore are only for indication purposes and should not be relied upon.



GROUND FLOOR



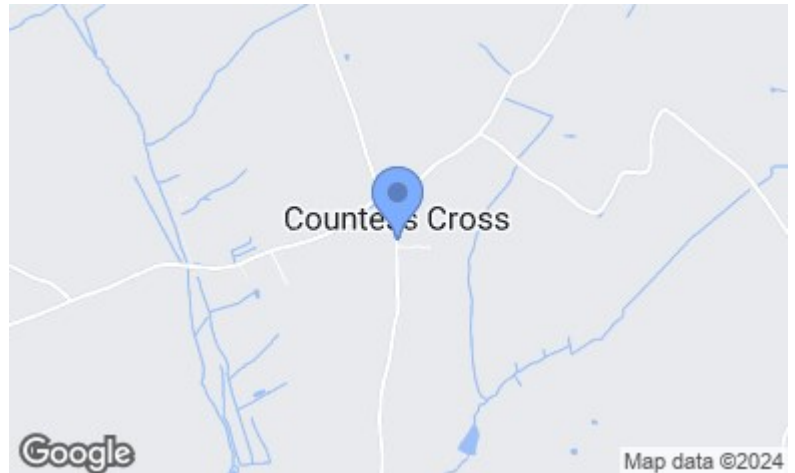
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales		EU Directive 2002/91/EC	91
			85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	87
			87



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