



- Period Property
- Stunning Gardens
- Approaching 1.5 Acres
- Four Bedrooms
- Classically Presented
- Generous Living Space
- Double Garage
- Private Driveway

## Heckford House, Heckfords Road, Great Bentley, Colchester, Essex. CO7 8RR.

A stunning and imposing Victorian Villa in this secluded and unique plot approaching 1.5 Acres within the sought after commuter village of Great Bentley. With a wealth of charm and character from its original features and blend of sympathetically upgraded modernisation this incredible home offers extensive gardens and flexible accommodation throughout. Accessed from a long private tree lined driveway leading to a generous parking circle with double garage then on the house offering four bedrooms, en-suite to master, family bathroom, sitting room, dining room, garden room, study, kitchen/breakfast room, snug, utility and cloakroom. Beautifully presented from start to finish and with a truly stunning plot this incredible period home must be viewed, please call for further details.



# Property Details.

## Ground Floor

### Entrance Hall

With stairs to first floor, wood flooring, radiator and doors to.

### Sitting Room

15' 11" x 12' 11" (4.85m x 3.94m) Window to front, two windows to side, Oak flooring, ornate radiators, open fireplace with wood mantel, cast iron insert and hearth, picture rail, ornate cornice.

### Dining Room



15' 11" x 12' 11" (4.85m x 3.94m) Window to front, Oak flooring, ornate radiator, picture rail, open to garden room.

### Garden Room



11' 8" x 11' 7" (3.56m x 3.53m) French doors to side, glazed full height windows to all sides.

### Office/Study



11' 5" x 7' 2" (3.48m x 2.18m) Window to side, ornate radiator, parquet flooring, bespoke cabinetry, picture rail.

### Kitchen/Breakfast Room



20' 5" x 12' 0" (6.22m x 3.66m) Window to side, Velux windows to side, door to dining room, door to snug. A comprehensive range of fitted units and drawers with worktops over, inset sink, space for range cooker, tiled splashbacks, matching eye level units.

### Snug/Old Bakery



17' 4" x 13' 3" (5.28m x 4.04m) A charming room with vaulted ceiling, windows to both sides, door to garden, wood floor, exposed timbers and beams, red brick inglenook fireplace with inset log burner and original bread oven.

### Utility Room

6' 9" x 4' 11" (2.06m x 1.50m) Window to rear, fitted units with space and plumbing for appliances.

### Boot Room

6' 9" x 6' 0" (2.06m x 1.83m) Windows to rear, door to garden

### Cloakroom

Window to rear, close coupled WC, wash hand basin.

## First Floor

### Landing

Window to rear, doors to.

# Property Details.

## Bedroom



12' 11" x 12' 3" (3.94m x 3.73m) Window to front, window to side, Oak floor, picture rail, ornate radiator, door to en-suite.

## Bedroom



12' 3" x 10' 11" (3.73m x 3.33m) Windows to rear and side, ornate radiator, picture rail.

## En-Suite



Window to side, large walk in shower, close coupled WC, wash hand basin, bidet, tiled floor and walls.

## Bedroom

11' 11" x 7' 11" (3.63m x 2.41m) Window to side with incredible views over the garden and fields beyond, ornate radiator, currently used as a dressing room.

## Bathroom

Window to rear panel bath, close coupled WC, wash hand basin, fitted cupboard.

## Outside

## Double Garage

25' 9" x 18' 1" (7.85m x 5.51m) Twin double doors to front, power and light connected.

## Gardens



Absolutely stunning and mature gardens wrapping around the house with a variety of spaces and themes to follow the sun with. Down from the long tree lined driveway there is generous turning circle and driveway with ample parking, gated access to the side garden being mainly laid to lawn with various shrubs and plants, outside log store, patio areas, summer house, ornate pond, extensive integrated watering system, gardens that truly need visiting to appreciate just how incredible they are and all this backing on to open fields.

## Bedroom



13' 5" x 12' 0" (4.09m x 3.66m) Window to front, ornate radiator, picture rail.

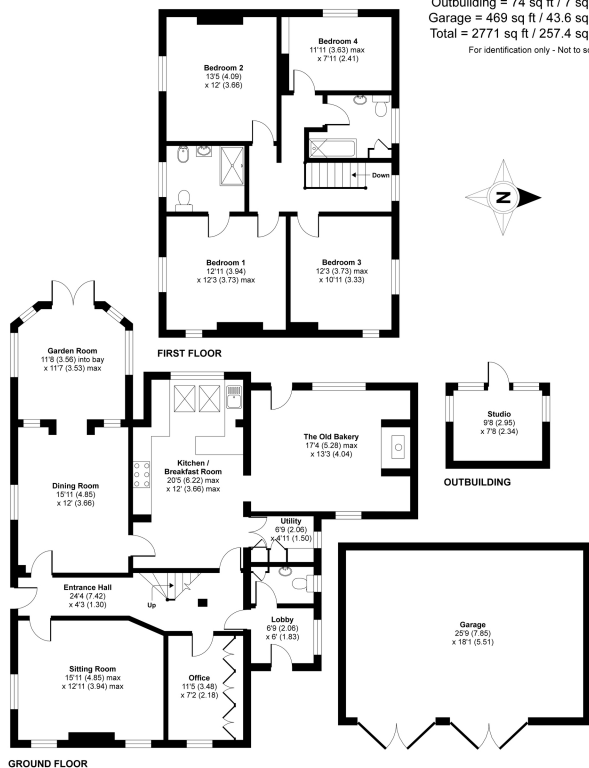
# Property Details.

## Floorplans

### Heckfords Road, Great Bentley, Colchester, CO7

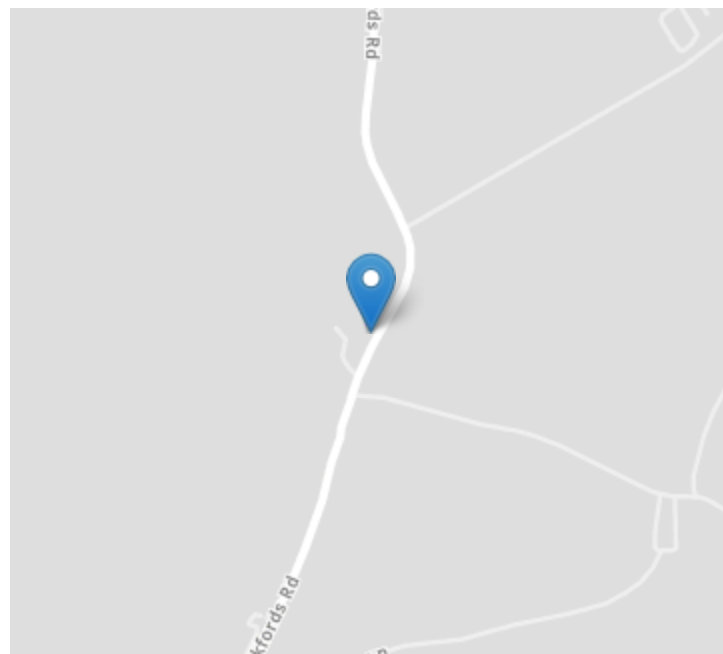
Approximate Area = 2228 sq ft / 207 sq m  
Outbuilding = 74 sq ft / 7 sq m  
Garage = 469 sq ft / 43.6 sq m  
Total = 2771 sq ft / 257.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Michaels Property Consultants. REF: 754098

## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.