



- Magnificent Detached Residence
- Boasting Over 3,800 sq.ft. Of Accommodation
- Five/Six Double Bedrooms With Three En-Suite Bathrooms
- Generous Living Room And A Separate Formal Dining
- Potential Self Contained One Bedroom Annexe
- Fabulous Reception Hall
- Stunning Wrap Around Gardens
- Double Carport And Storage

27 Ramparts Farm, Bakers Lane, Braiswick, Colchester, Essex. CO4 5BB.

We are privileged to present to the market, Ramparts Farm. A magnificent five/six bedroom detached residence set in a splendid private position in the sought after district of Braiswick, within close proximity to the A12, North Station and exceptional local schooling. This fine, unique home is set centrally within a generous plot of approximately four acres, with a large shingled driveway, double carport and beautifully landscaped gardens at the rear and side. Internally, the property boasts over 3,800 square ft of accommodation, with beautifully proportioned living space and sleeping quarters alike, making the perfect home for the growing family to settle into.



Property Details.

Ground Floor

Reception Hall

With two radiators, a large storage cupboard, oak staircase rising to first floor, boiler cupboard, doors to;

Living Room

23' 5" x 22' 0" (7.14m x 6.71m) With double glazed windows to triple aspect, French doors to rear, two radiators, redbrick open fireplace, TV point.

Formal Dining Room

22' 5" x 10' 4" (6.83m x 3.15m) With two sets of French doors to rear, two radiators, redbrick open fireplace.

Open Plan Kitchen/Dining/Family Room

Kitchen Area

15' 9" x 20' 1" (4.80m x 6.12m) With French doors to the front, tiled floor with heating under, a bespoke oak kitchen offering a range of matching eye level and base units with granite work surfaces over, inset sink with drainer groove, double gas Falcon range cooker with extractor hood, integrated dishwasher, space for American Fridge/Freezer, spotlights, open to;

Dining/Family Room

16' 11" x 15' 0" (5.16m x 4.57m) With three sets of bi-folding doors to the rear offering exceptional views over the garden and beyond, tiled flooring with heating under.

Utility Room

9' 6" x 9' 2" (2.90m x 2.79m) With stable door to front, window to side, tiled flooring, matching units with worktop and inset sink, space and plumbing for washing machine.

Wet Room

With obscure window to rear, a fully tiled wet room offering a close coupled WC, wash hand basin and shower.

Annexe Kitchen/Living Room

13' 0" x 15' 11" (3.96m x 4.85m) With double glazed windows to double aspect, radiator, kitchenette offering storage units, sink and stove. Door to;

Annexe Bedroom

10' 6" x 10' 1" (3.20m x 3.07m) With double glazed window to front, built in wardrobes, door to;

Annexe En-Suite

With obscure window to side, heated towel rail, close coupled WC, wash hand basin, shower cubicle, part tiled walls.

First Floor

Landing

With radiator, airing cupboard, double glazed window to side, doors to;

Principal Bedroom

29' 6" x 15' 11" (8.99m x 4.85m) With double glazed windows to double aspect, French doors providing access to Juliet balcony, two radiators, doors to;

Walk in Wardrobe/Dressing Room

8' 3" x 4' 6" (2.51m x 1.37m) With built in wardrobes and spotlight.

Principal En-Suite

With obscure window to front, heated towel rail, fully tiled, wash hand basin, close coupled WC, walk in double shower.

Guest Bedroom

17' 9" x 12' 5" (5.41m x 3.78m) With window to front, French doors providing access to Juliet to balcony, two radiators, doors to;

Walk In Wardrobe

10' 9" x 3' 5" (3.28m x 1.04m) With window to front.

En-Suite Bathroom

A four piece bathroom suite offering a double glazed window to side, heated towel rail, free standing roll top bath, close coupled WC, wash hand basin, corner shower cubicle.

Bedroom Three

16' 8" x 15' 11" (5.08m x 4.85m) With double glazed window to double aspect, radiator.

Bedroom Four

10' 8" x 10' 4" (3.25m x 3.15m) With double glazed window to rear, radiator, built in cupboard.