

REDUCED

Guide Price £850,000 Freehold



# Kerkyra, Straight Road, Boxted, Colchester, Essex. CO4 5QX

- Six Bedroom Detached House
- Semi-Rural Village Location
- Two En-Suites
- First Floor Family Bathroom
- Covered Hot Tub To Remain
- Newly Installed Oil Tank With 10 Year Warranty
- Substantial In/Out Driveway
- Gated Swimming Pool
- Well Stocked Rear Garden
- Versatile & Adaptable Layout



## PROPERTY DESCRIPTION

Located in the picturesque Semi-Rural village of BOXTED My Moving Places have the pleasure in bringing to market this SUBSTANTIAL EXTENDED SIX BEDROOM DETACHED FAMILY HOME. Upon arrival you pull into a Large In/Out Driveway providing sizable Off-Road Parking. Stepping inside you enter a Large and Bright Entrance Hall with doors to the Cloakroom, Formal Lounge, Bar and Open-Plan Family Room. The Family Room, central in the house gives way to the Farmhouse Style Kitchen, Large Conservatory and double doors to the Changing Room which leads out to the Covered Hot Tub. A Third Reception Room currently used as a Snug/Play Room can be accessed from both the Kitchen or through the Bar from the Entrance Hall. Once on the First Floor the Landing, which is flooded with light, gives way to Six Bedrooms, of which four are Doubles. The Master Suite with views of the Garden also boasts a Five Piece En-Suite and Walk-In Changing Area. Bedroom Two, also Rear Facing, benefits from an En-Suite with the remaining Bedrooms serviced from the Main Bathroom with a Jacuzzi Bath. Externally, to the Rear, the Garden boasts attractive zones connected with Wisteria and Foliage arched pathway giving access to a Gated Pool Area, Fenced Chicken Coops, Lawns lined with well stocked borders and fruit trees as well as a Large Patio with raised Carp Pond, Greenhouse, Workshop/Outbuilding and covered Hot Tub area. In our opinion the rarely available location of this substantial and versatile home, paired with its generous sized rooms and gardens make this a very desirable property that is likely to sell fast. Please call us today to secure a viewing



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALL

Composite entrance door, obscure double glazed windows flanking to front aspect, laminate flooring, radiator, stairs to first floor, smooth and coved ceiling.

#### LOUNGE

18' 10" x 12' 6" (5.74m x 3.81m) Double glazed window to front aspect, feature wood burner set within hearth and surround, engineered Oak flooring, radiator, textured and coved ceiling.

#### CLOAK ROOM

Suite comprising of low level WC and wall mounted wash hand basin. Obscure double glazed window to front aspect, part tiled walls, tiled floor, smooth and coved ceiling.

#### FAMILY ROOM

22' 8" x 17' 11" (6.91m x 5.46m) Open plan to the kitchen and conservatory with double glass doors to the entrance hall, stone floor, radiator, smooth and coved ceiling.

#### CONSERVATORY

17' 0" x 11' 1" (5.18m x 3.38m) Double glazed French doors to garden, double glazed windows to side and rear aspects, radiator, laminate flooring.

#### CHANGING ROOM

Double glazed French doors leading to covered area with hot tub, double glazed windows flanking to rear aspect, laminate flooring, radiator, smooth and coved ceiling.

#### KITCHEN

26' 7" x 14' 5" reducing to 9'8" (8.10m x 4.39m) Farmhouse style range of matching eye level, base and drawer units, roll edge work surface inset 1 and 1/2 sink and drainer unit. Space for Rangemaster cooker with extractor over, space for American fridge freezer, space and plumbing for dishwasher. Double glazed French doors to garden, double glazed window to rear aspect, obscured double glazed doors to covered area currently used as bin storage and access to front via side gate. Double door cupboard housing boiler (Worcester boiler) and heating pipes, second cupboard with space and plumbing for washing machine and tumble dryer. Stone flooring, radiator, smooth and coved ceiling.

#### SNUG/PLAY ROOM

15' 4" x 10' 1" (4.67m x 3.07m) Double glazed window to front aspect, two stable doors from bar and kitchen, radiator, fitted carpet, smooth and coved ceiling.

#### BAR ROOM

10' 1" x 7' 10" (3.07m x 2.39m) Double glazed window to front aspect, fitted bar, radiator, fitted carpet.



# FLOORPLAN



GROUND FLOOR



1ST FLOOR



STRAIGHT ROAD

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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