



- Magnificent Five Bedroom Georgian Style Residence
- Private Driveway Providing Ample Parking
- Triple Garage With Bedroom/Gymnasium & Shower Room Over
- Grand Reception Hall With Sweeping Staircase
- Four Reception Rooms
- Five Double Bedrooms & Three En-Suites

Holm Oak House, Braiswick, Colchester, Essex. CO4 5AU.

A rare chance has arisen to purchase this magnificent five bedroom, Georgian style residence occupying an idyllic setting in the sought after area of Braiswick - Just moments away from North Station, the area's exclusive eighteen-hole golf course and excellent schooling. This striking home resides on a generous 0.25 acre plot and has been upgraded and improved in recent years by the current owners and enjoys a vast array of spacious, elegant accommodation throughout which in total spans over 4,200 square feet.



Property Details.

Ground Floor

Reception Hall

With tiled flooring and a grand sweeping staircase to the impressive galleried landing. Built-in storage cupboard and doors to all Receptions, Cloakroom and Kitchen.

Cloakroom

Window to front, low level W.C., wash hand basin.

Drawing Room

30' 0" x 20' 2" (9.14m x 6.15m) Approached by double doors from the reception hall. This is a large Drawing Room with dual aspect windows to front and rear. There is open access to the Dining Area.

Dining Room

16' 0" x 12' 0" (4.88m x 3.66m) Door to Reception Hall, open to Garden Room with French door access to the Rear Garden. Door from Dining Area to the Kitchen/Breakfast Room.

Garden Room

16' 0" x 9' 0" (4.88m x 2.74m) With French doors and seven full height windows to rear.

Kitchen/Breakfast Room

16' 9" x 16' 2" (5.11m x 4.93m) Beautifully fitted Kitchen with central island, dual aspect windows to side and rear and door giving access to the Rear Garden, door to:

Utility Room

Selection of eye and base level units providing ample storage. Space for appliances. Door to side passage.

Study

11' 0" x 9' 6" (3.35m x 2.90m) Window to front aspect.

First Floor

Galleried Landing

Providing access to all 5 Bedrooms, offering an ideal Seating/Reading Area with a feature arched window to the front aspect. Loft access with pull down wooden stairs.

Principle Bedroom

17' 6" x 16' 6" (5.38m x 5.03m) Two windows to the rear aspect, range of fitted wardrobes and drawers, door to:

En-Suite

Modern fitted impressive en suite with walk-in double shower cubicle, free standing bath, low level w.c. and his-and-hers vanity wash hand basins, stainless steel towel rail, fully tiled floor and walls.

Bedroom Two

16' 1" x 12' 7" (4.90m x 3.84m) Window to the front aspect, fitted wardrobes, door to:

En-Suite

Window to front aspect, panelled bath, wash hand basin, low level W.C.

Bedroom Three

16' 5" x 16' 0" (5.00m x 4.88m) Two windows to the rear aspect, range of fitted wardrobes, door to Jack & Jill Shower Room.

Bedroom Four

16' 0" x 9' 6" (4.88m x 2.90m) Two windows to the front aspect, door to Jack & Jill Shower Room.

Jack & Jill Shower Room

Double shower cubicle, wash hand basin, low level W.C., door to cupboard housing hot water cylinder.

Bedroom Five

12' 0" x 8' 0" (3.66m x 2.44m) Window to rear aspect.

Outside

As previously mentioned the property is set on a sizeable plot measuring 1/4 of an acre in its entirety and is approached from the front by a large block paved driveway providing ample off road parking. The driveway in turn leads to a triple garage with three up and over doors, the owners have also cleverly added above this:

Gymnasium/Annex/Studio Accommodation

27' 0" x 17' 0" (8.23m x 5.18m) A superb room accessed via an iron external staircase, currently used by the owners as a gymnasium. The room is laid with laminate wood flooring with a dormer window to front aspect and inset spotlights, with a door to an en-suite shower room.