



- Detached Family Home
- Ample Off Road Parking
- Beautiful Maintained Rear Garden
- Swimming Pool
- Summer House & Pool House
- Four Bedrooms
- Family Bathroom & Ground Floor Shower Room
- Utility
- Kitchen & Breakfast Room With Island
- Four Reception Rooms

Hartismere, Church Road, Brightlingsea, Colchester, Essex. CO7 0QP.

A charming detached Edwardian family home benefiting from a modern extension. Located in the sought after position within the waterside town of Brightlingsea. Rarely available, full of charm and character from the doorstep this spacious family home offers original character features along with modern living. Highlights include bespoke fitted Kitchen/ breakfast room with island, open plan dining room, and a further three reception rooms two of which benefit from bay fronted windows, utility, ground floor shower room, the ground floor also offers annex potential. The first floor includes four bedrooms and family bathroom. Outside there is a generous beautiful south facing and well established garden including swimming pool backing onto fields. This property is ideally for all the family to enjoy, early viewing advised.



Property Details.

Ground Floor

Entrance Hall

Wooden front door, tiled floor, inset floor matt, bespoke under stairs storage, doors leading to:

Lounge



15' 0" x 14' 0" (4.57m x 4.27m) Double glazed bay window to front and window to side, radiator, open fireplace, granite hearth.

Reception Room



14' 09" x 13' 0" (4.50m x 3.96m) Double windows to rear and side, French doors to side, radiator.

Dining Room



11' 01" x 11' 4" (3.38m x 3.45m) Tiled floor, inset spot lights, under floor heating, open plan onto:

Kitchen/ Breakfast Room/ Snug



22' 04" x 16' 4" (6.81m x 4.98m) Floor to ceiling sliding doors to the rear and side, roof lantern, tiled floor, under floor heating, inset spot lights, bespoke fitted kitchen with island, range of wall and base units, space for breakfast stools, bifolding larder cupboard, quartz worktop, integrated range cooker, over head cooker fan, wine cooler, fridge, sink with inset drainer groves, open plan onto the snug.

Inner Hall

Velux windows, inset spot lights, vaulted ceiling, storage cupboards, doors leading to:

Utility

14' 3" x 9' 2" (4.34m x 2.79m) UPVC door to rear, inset spot lights, Velux window, tiled floor, range of wall and base units, oak worktop, space for washing machine, tumble dryer, fridge/freezer.

Property Details.

Ground Floor Shower Room

13' 6" x 9' 09" (4.11m x 2.97m) Inset spot lights, Velux, tiled floor, wash hand basin, low level WC, walk in shower cubicle.

Office/ Playroom

13' 6" x 9' 9" (4.11m x 2.97m) Double glazed bay window to front, radiator, mezzanine, currently used as a playroom

First Floor

Landing

Airing cupboard, loft access (The loft is boarded, insulated and built in ladder)

Bedroom One



14' 4" x 13' 4" (4.37m x 4.06m) Double glazed bay window to front, radiator, fitted wardrobes.

Bedroom Two



14' 09" x 9' 08" (4.50m x 2.95m) Double glazed window to rear, radiator.

Bedroom Three

8' 5" x 8' 01" (2.57m x 2.46m) Double glazed window to front, radiator, wardrobe.

Bedroom Four

8' 10" x 7' 8" (2.69m x 2.34m) Double glazed window to side, radiator.

Family Bathroom



Double glazed obscure window to side and rear, towel rail, paneled bath, shower cubicle, wash hand basin.

Outside

Rear Garden



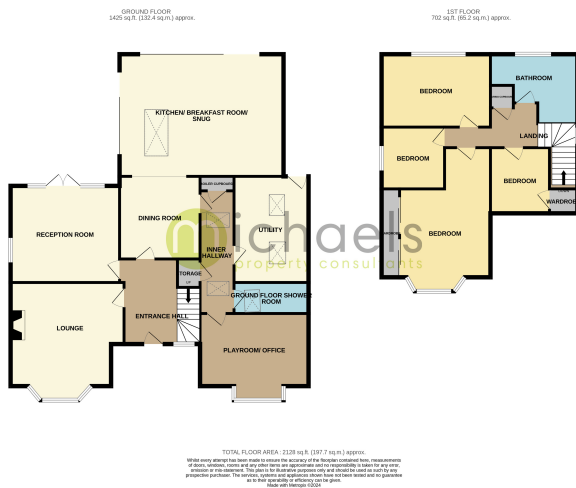
Well established south facing rear garden mainly laid to lawn, stunning field views, generous patio, swimming pool, summer house with power currently used as an outdoor bar area and storage, pool house, retained by fencing and hedging, side access to the driveway.

Off Road Parking

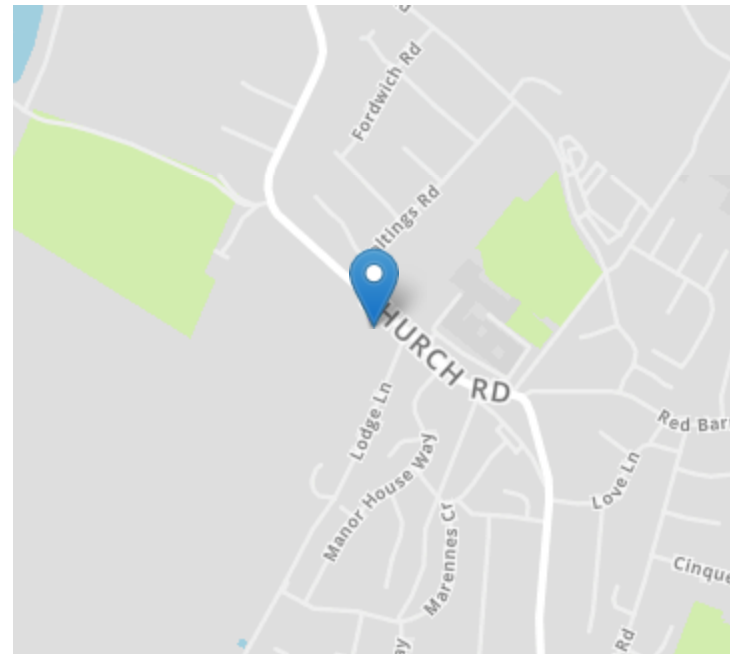
A welcoming driveway laid to stone offering ample off road parking for several vehicles, retained by hedging and brick wall.

Property Details.

Floorplans



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.