



HORKESLEY  
HAMLET

MAGNA COTTAGE

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**MERSEAHOMES**

EST. 1947



# WELCOME TO MAGNA COTTAGE

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Computer generated image

With its handsome red-brick exterior, gambrel roof, prominent chimney and charming dormer windows, Magna Cottage combines elements of Dutch and British architecture exquisitely.

Referencing Essex's connections with the historic Magna Carta, the beautifully designed and finished property also reflects the Latin meaning of its name ("large") in terms of its size. Set back by a lawned frontage, the generous, three-bedroom house has been imagined as a sizeable version of one of the original homes that might once have stood here in a post-Medieval hamlet.



# WELCOME HOME

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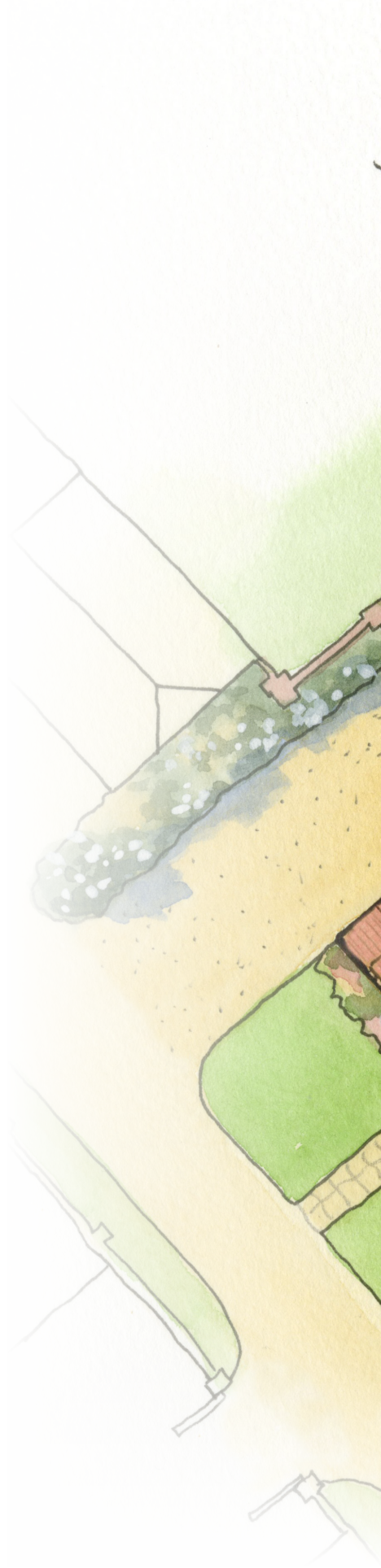
These attractive dwellings may well have been occupied by one of the Dutch or Flemish weavers who moved to the area, bringing their skills, as well as their architecture, with them.

Inside, however, Magna Cottage's new owners will luxuriate in all the comfort, style and attention to detail the present day can provide.

At the heart of the house is an expansive reception hall, where guests will be greeted and from which family members can disappear off into the many living spaces of the home.

To one side, a large drawing room provides ample space for unwinding at the end of each busy day, perhaps in front of a roaring log burner.

Set into the property's magnificent chimney, and with an oak mantle above, this will certainly be a focal point of the room on crisp autumn and winter days.







Computer generated image

*Every last detail on each unique home was carefully worked through and then adjusted as necessary at every stage, right through to final completion.*



# ATTENTION TO DETAIL

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A useful study or dining room also sits to the front of the house, while to the rear, double doors open up to reveal Magna Cottage's spectacular kitchen, breakfast and family room.

Embracing superb space for preparing homecooked meals, plus family dining and comfortable relaxation, this will be the vibrant hub of the home.

Natural light streams down into the kitchen area via the roof lights in the vaulted ceiling, which also features an attractive timber truss, and doors from both the kitchen and family room open up on to the garden.

There is also a large boot room, with convenient side access, and a handy cloakroom at ground-floor level. Stairs from the reception hall lead up to a galleried landing from which three exceptionally large, en-suite bedrooms can be found.

The master bedroom, to the front of the house, has a particularly generous bathroom, with twin handbasins, while the other two rooms have good-sized shower rooms.

Gorgeous Magna Cottage has an attractive family garden that is waiting to be enjoyed by its new owners. There is a large lawn for children to play out on and a terrace for outside dining.

The detached, double garage is set well back, with ample parking on the driveway in front of it. From its external kerb appeal to its family garden, and from its interior space to its high quality finish, this is a home that has been inspired by the past and will be enjoyed far into the future.



Front Elevation



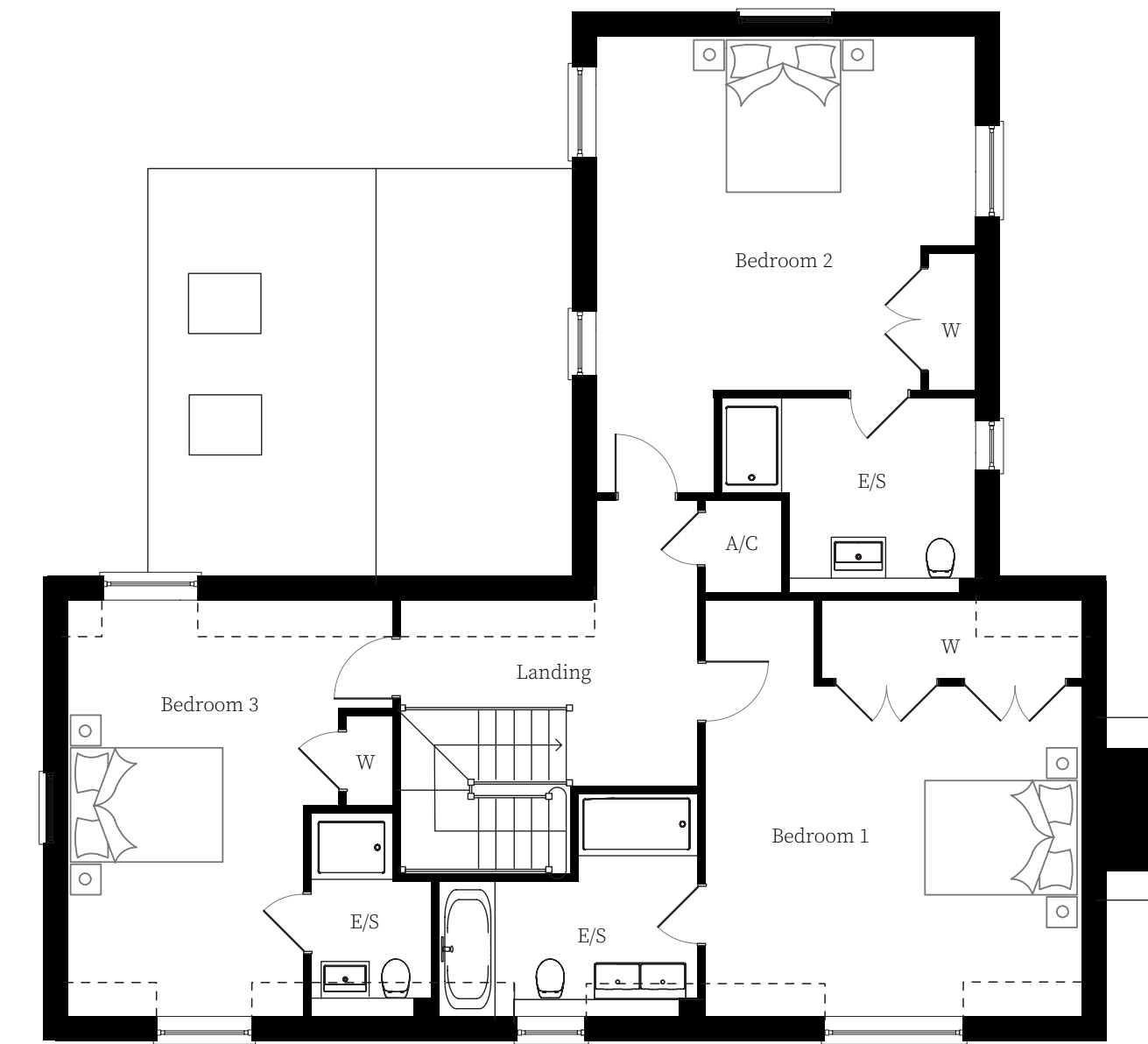
Side Elevation



Rear Elevation



Side Elevation



First Floor

**GROUND FLOOR**

Kitchen	17'13" x 15'6"	5.22 x 4.78m
Study/Bedroom	13'3" x 10'9"	4.08 x 3.33m
Living Room	17'14" x 15'5"	5.23 x 4.73m
Family Room	23'4" x 15'7"	7.03 x 4.81m

**FIRST FLOOR**

Bedroom 1	15'5" x 13'6"	4.73 x 4.15m
Bedroom 2	15'6" x 14'5"	4.78 x 4.43m
Bedroom 3	17'14" x 11'13"	5.23 x 3.40m



# SPECIFICATION

**GENERAL**

- Bamford Blend & Anglian Orange handmade brick to house & Heritage Conservation red tiles to gambrel roof. Anglian Orange handmade brick & county pantile to garage.
- Flush timber casement windows painted off white.
- External doors with multi lock system.
- Modern living design with 'Country Cottage' approach.
- Vaulted ceiling to Kitchen with exposed timber truss and roof lights.
- Oak internal doors with black ironmongery.
- Turned newel painted staircase.
- All Bedrooms with fitted wardrobes & En-suites.
- Farrow and Ball paint colours to be chosen by client subject to stage of construction.
- Wood burner to Living Room.
- Underfloor heating to Ground Floor. Holland Park Flooring to Kitchen, Boot Room, Family Room and WC.
- Gas fired central heating.
- Fibre to the premises superfast broadband.
- NHBC 10 year new home warranty.

**KITCHEN & BOOT ROOM**

- Individually designed Kitchen with a large central island, Granite/Quartz worktops and double butler sink. Finishes chosen by client subject to stage of construction.
- Built in quality appliances including ovens, plate warmer, dishwasher, integrated column fridge, integrated column freezer and waste disposal unit to sink.

**ELECTRICAL**

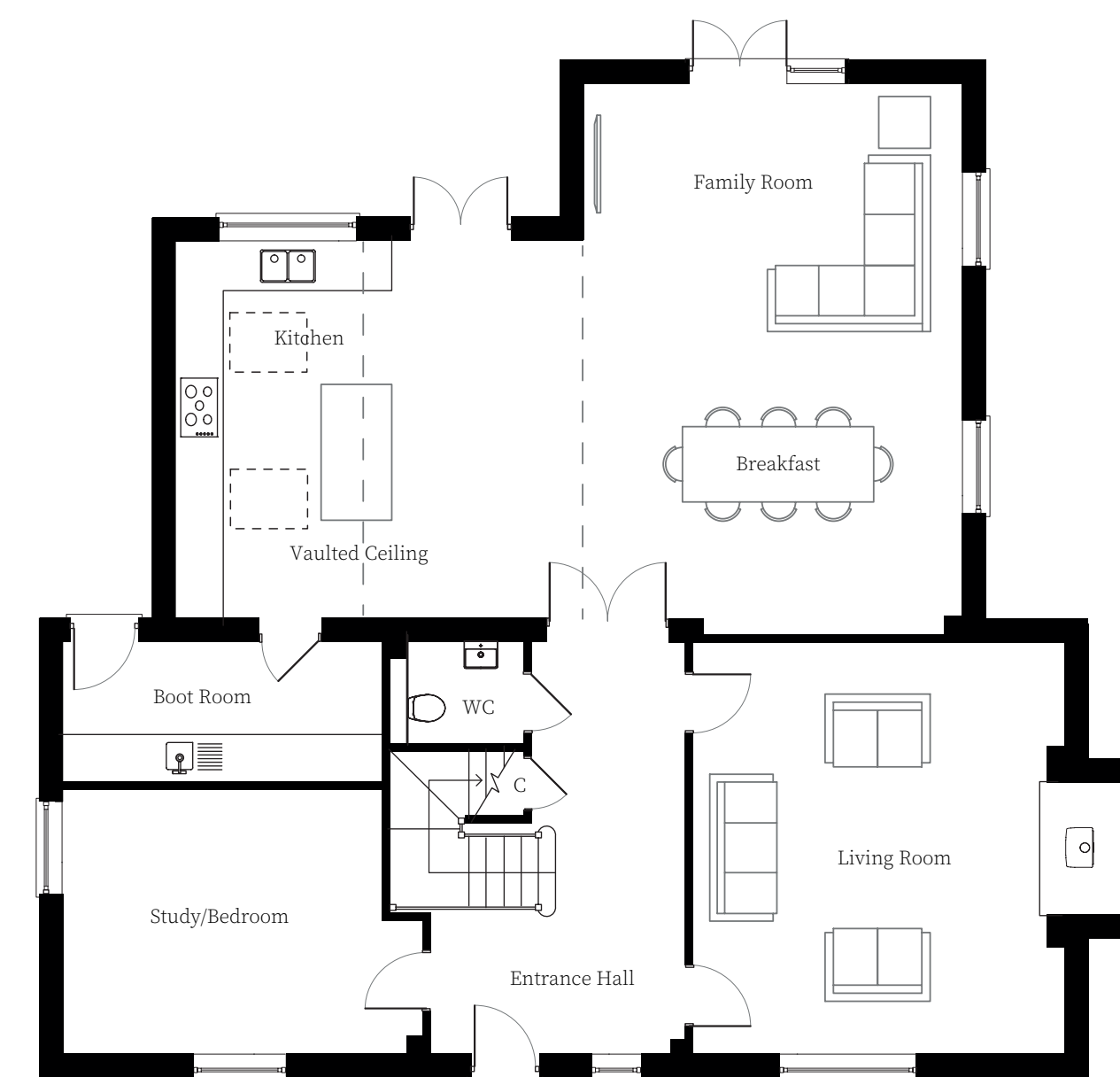
- Generous provision of switches and sockets throughout.
- Dimmer switches to selected rooms.
- A mixture LED downlighters and light points.
- Cat6 data wiring, telephone points and TV aerial points.
- Mains wired smoke alarms.
- Outside lighting.

**BATHROOMS & EN-SUITES**

- Fitted Bathrooms with Porcelanosa ceramic tiling to be chosen by client subject to stage of construction.
- Villeroy & Boch vanity units and sanitaryware.
- Vado brassware and shower fittings.
- Merlyn shower screens.
- Heated towel rails.
- Holland Park Flooring (including Cloakroom) to be chosen by client subject to stage of construction.

**EXTERNALS**

- Landscaped front garden, rear garden turfed.
- Carefully designed private drive with buff rolled stone finish.
- Rear paths and patios in stone paving.



Ground Floor