



- Grade II Listed Farm House
- Self-Contained Annexe
- Offering The Perfect Combination Of Traditional Charm & Modern Finishes
- 0.45 Acre Plot Surrounded By Open Countryside
- Reception Room With Inglenook Fireplace & Wood Burner
- Dining Room, Garden/Sun Room & Snug
- High Specification Kitchen With Carrera Marble Worksurfaces & Integrated Appliances
- First Floor Shower/Wet Room & W.C.
- Master Suite With Luxury Four Piece En-Suite Bathroom
- Two Further Generous Bedrooms

Roman Hill Farm House Mersea Road, Colchester, Colchester, Essex. CO2 0BU.

'Roman Hill Farmhouse' is an exceptional Grade II listed detached family home, believed to originally date back to circa 1750 and offers the perfect blend of period charm with tasteful modern finishes throughout. Commanding an exceptional plot of 0.45 acres, it provides shelter and privacy from Mersea Road and it's owners enjoy a wealth of picturesque and well-manicured, wrap-around outdoor space. Neighbouring rolling countryside, Roman Hill Farmhouse show cases versatile accommodation, whilst also benefitting from a high specification, fully self-contained annexe.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, under-stairs cupboard, wood effect floor, stairs to first floor, radiator, window to rear aspect, doors and access to:

Reception Room



4.29m x 4.27m (14' 1" x 14' 0") Box-bay window to front aspect, window to side and rear aspect, feature inglenook fireplace with inset cast iron log burner, oak bressummer and original hand painted tile surround, radiator, wood effect flooring

Cloakroom

Window to rear aspect, W.C., wall mounted wash hand basin, wood effect flooring, radiator

Dining Room



4.57m x 3.99m (15' 0" x 13' 1") Feature open fireplace with tiled hearth and wooden mantle, wood effect flooring, access and opening to both kitchen & garden/sun room

Garden/Sun Room

3.68m x 3.05m (12' 1" x 10' 0") Windows to side and rear aspect with garden views, double doors to rear aspect (leading to rear garden), wood effect flooring, radiator

Kitchen



4.9m x 3.96m (16' 1" x 13' 0") Windows to side aspect, stable door to side aspect (side access from gated side driveway), access to utility room and snug,

A modern fitted kitchen comprising of a range of fitted base and eye level shaker style units with Carrera marble work surfaces over, feature central island with down-lighters over and space for breakfast stall under, feature oil fired AGA stove, painted exposed beams, tiled floor, integrated wine fridge, inset ceramic butler sink with contrasting mixer tap over, x2 integrated dishwashers, inset double oven and grill, kick board lighting

Utility Room

3.05m x 1.50m (10' 0" x 4' 11") Continued specification as kitchen and comprising of an inset ceramic butler sink with contrasting tap, inset induction hob with extract fan over, space and plumbing for integrated washing machine, fridge/freezer, window to side aspect, tiled floor, fitted shaker style eye level cupboards and drawers under, radiator

Snug

3.05m x 2.44m (10' 0" x 8' 0") Window to side aspect, radiator, tiled floor, inset full width shaker cupboards complimented with oak top

First Floor

Landing

Windows to front and rear aspect, feature exposed beams, stairs to ground floor, loft access, doors and access to:

Property Details.

Master Bedroom



3.99m x 3.68m (13' 1" x 12' 1") Window to side aspect, radiator, opening and access to:

Dressing Area

2.77m x 1.52m (9' 1" x 5' 0") Benefitting from built in wardrobes and drawers, inset speaker, door and access to:

En-Suite Bathroom

Luxury four-piece en-suite bathroom comprising of; vanity wash hand basin, W.C., roll top bath with foot claw bottoms, exposed beam, wall mounted heated towel rail, shower cubicle, inset speaker, window to side aspect

Bedroom Two



4.27m x 3.96m (14' 0" x 13' 0") Window to front and side aspect, x2 radiator, inset eaves storage

Bedroom Three

3.38m x 2.44m (11' 1" x 8' 0") Window to rear aspect inset wardrobes, feature cast iron fireplace, radiator

First Floor Shower Room & W.C.

Wet room shower room comprising of; shower with inset ceiling shower head, W.C., wall mounted heated towel rail, wash hand basin, tiled walls and floor throughout

Outside, Garden, Parking & Annexe

Annexe Bedroom/Living Space



5.79m x 5.21m (19' 0" x 17' 1") Bi-folding doors to front aspect, inset wardrobes, wood effect flooring, x2 wall mounted electric heaters, access and opening to:

Kitchen

3.66m x 1.55m (12' 0" x 5' 1") A modern kitchen comprising of; a range of base and eye level fitted high gloss units with wood effect rolltop work surfaces over, inset stainless steel sink, drainer and mixer tap over, inset electric oven and grill, four ring hob and extractor fan over, space for free-standing appliances, window to rear aspect, door to rear aspect (leading to rear garden), wood effect flooring, access to:

Shower Room

A tiled shower room comprising of; window to rear aspect, W.C., vanity wash hand basin, W.C., tiled floors and walls, shower cubicle

Outside, Garden & Parking

Venture outside and you will find the most impressive of self-contained annexes, comprising of; full width bi-folding doors, inset spotlighting, modern kitchen and a tiled shower room. The annexe could serve as many other purposes, such as a home bar, gymnasium or studio.

As previously mentioned, this property benefits from an excellent plot, surrounded by mature gardens and predominately laid to lawn. An array of mature hedges, shrubs and trees are featured, a pond and hedgerow/tree lines provide maximum privacy, with a post and rail fence forming the boundary between the neighbouring farmland to the rear.

A wealth of off road parking is available on a private driveway.

Additional Information

Please note an additional section of land is rented to the front of the property (not included within the property's 0.45 acre title) that is rented from the MOD at approximately £250.00p and enhances the property's frontage and provides additional parking.

The property is fuelled by oil fired heating (AGA Stove, not tested).

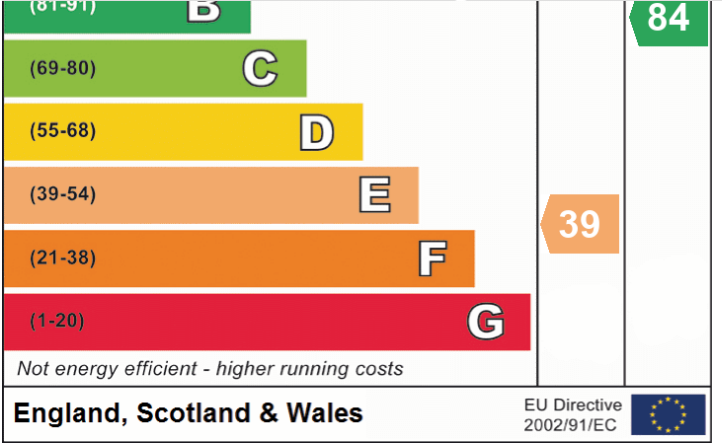
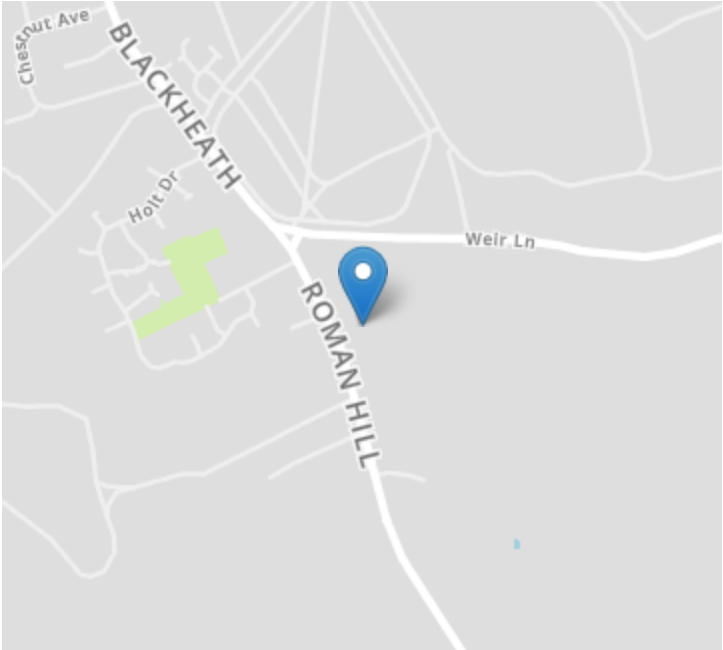
We advise all interested parties to confirm all fixtures and fittings and legal set up of the above with their legal representative at an early stage of their conveyance to prevent any discrepancy.

Property Details.

Floorplans



Location



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.