



HORKESLEY
HAMLET

C H A P E L L O D G E

MERSEAHOMES
EST. 1947



WELCOME TO CHAPEL LODGE

From their corner position on the edge of Horkesley Hamlet, the new owners of Chapel Lodge will have a simply divine outlook.

They will be able to glance up from their books, as they take it easy in the upstairs reading area, to lose themselves in the views out across the green and fields, towards the village church.

Like the other homes in this exclusive development, Chapel Lodge has been cleverly designed to look as if it has been part of a settlement that might have grown up in the Stour Valley over the centuries.



WELCOME HOME

This substantial, four-bedroom home has been creatively imagined externally as three adjoining 15th or 16th-century homes that evolved in slightly different yet complementary styles.

With characterful jetties, a pretty bay window and some significant high roof areas, it is a home with an abundance of kerb appeal, as well as great attention to design and detail.

Chapel Lodge can, of course, be entered through the front door, yet its owners will also enjoy easy access via both a porte cochère-style underpass and a gate in the brick wall between the house and double garage.

The expansive, central reception hall leads into the drawing room, an elegant space with French windows on to the garden, as well as a bay window to the front.

There is a ground-floor cloakroom and then more double doors give on to the splendid, open-plan kitchen, dining and family room, where additional French windows can be opened up on fine sunny days.





Computer generated image



ATTENTION TO DETAIL

The kitchen area features a central island complete with sink for new owners who love to cook; there is ample space for family dining and relaxation, and utility room is positioned conveniently in one corner.

Enticing as the ground floor is, however, it is the first floor of Chapel Lodge, with its landing relaxation area, that really is the jewel in the crown.

Here three bedrooms, including the luxurious master, with its very large en-suite bathroom and generous fitted wardrobes, looks straight out towards the spire.

Family members or guests sleeping in the second bedroom, which has an en-suite shower room, will also be treated to magnificent views out over rural Essex.

The fourth bedroom, which shares the beautiful family bathroom with the third, also looks out towards the fields and church – and the third bedroom has a hidden treasure of its own, a good-sized, walk-in wardrobe. Indeed, there is much to make Chapel Lodge a highly desirable, individual home.

In addition to its exquisitely designed exterior and spacious, 21st-century interior, it includes two driveway areas for off-road parking, a detached, double garage and an attractive, south-facing garden.

Its corner position helps to transform the garden into something of an outdoor oasis, somewhere very private, where the new owners will be able to relax with a glass of chilled wine at the end of a long day.

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



Front Elevation

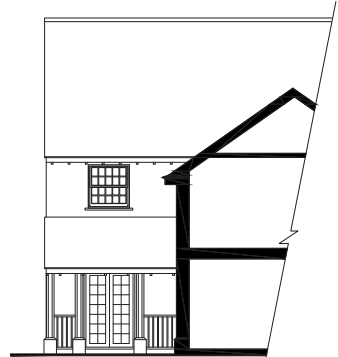


Side Elevation

Garage Elevation



Rear Elevation



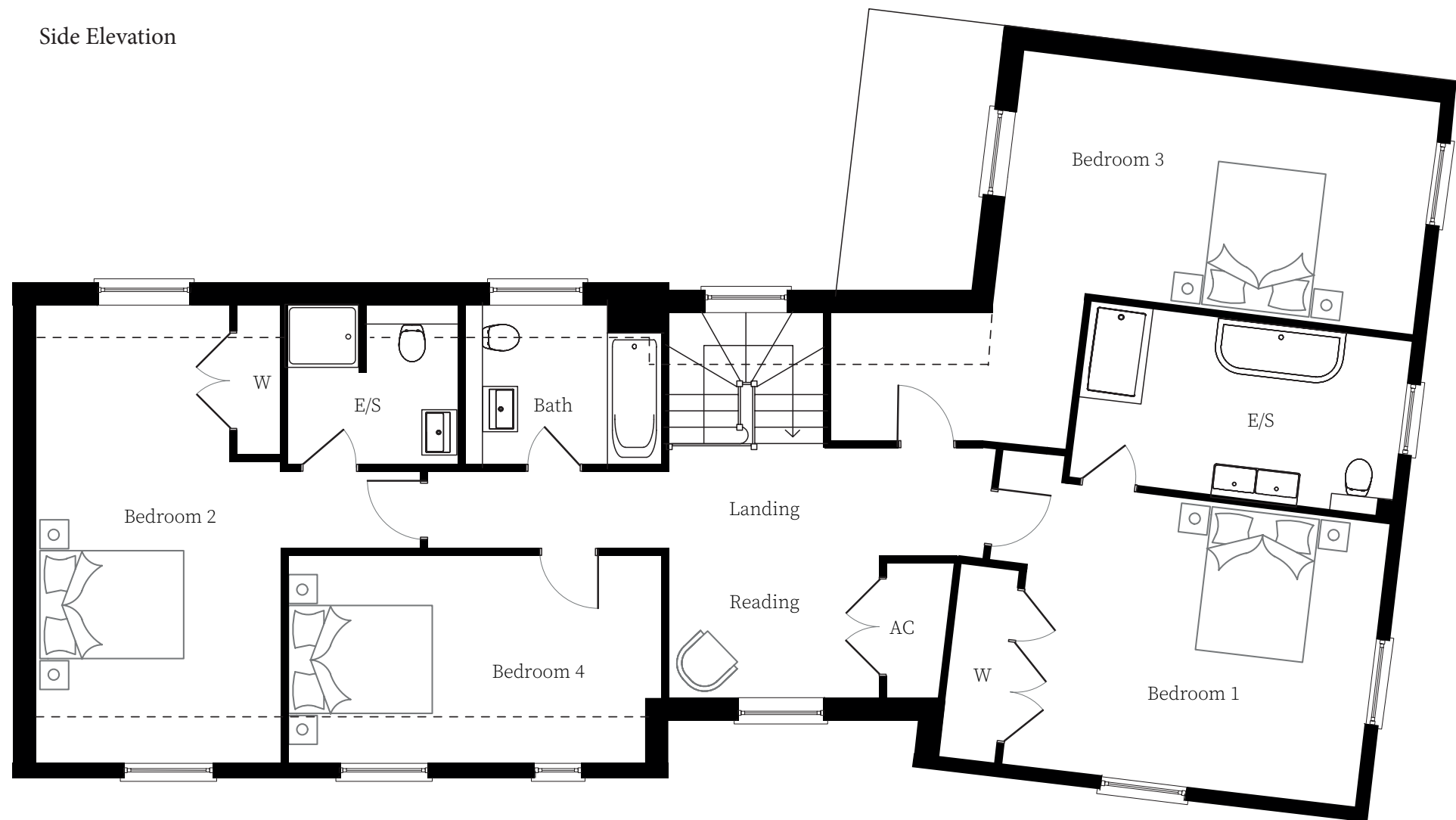
Side Elevation

GROUND FLOOR

Kitchen/Dining/Family	27'8" x 15'7"	8.49 x 4.79m
Living Room	16'7" x 15'5"	5.12 x 4.73m

FIRST FLOOR

Bedroom 1	14'8" x 11'9"	4.53 x 3.65m
Bedroom 2	19'3" x 10'2"	5.90 x 3.14m
Bedroom 3	17'7" x 10'0"	5.42 x 3.07m
Bedroom 4	15'6" x 8'7"	4.77 x 2.68m



First Floor

SPECIFICATION

GENERAL

- ~ Bamford Blend Handmade plinth with Charleston Grey render above, Dimity render to living room portion and Dimity painted brickwork to hallway section. Heritage conservation weathered blend tile to corner portion with Calidad 10 slate linking to County pantile. Anglian Orange handmade brick and black weatherboard with County pantile to garage.
- ~ Traditional double glazed timber sash and flush casements painted pure white.
- ~ External doors with multi lock system.
- ~ Carefully considered design embracing an open plan interior approach.
- ~ Quality Oak internal doors with black ironmongery.
- ~ Painted staircase with painted handrails.
- ~ Master Bedroom with fitted wardrobes.
- ~ Wardrobes to Bedroom 1,2 & 3
- ~ Farrow and Ball paint colours to be chosen by client subject to stage of construction.
- ~ Underfloor heating to ground floor. Holland Park Flooring to Kitchen, Dining, Family Room, Utility and WC.
- ~ Gas fired central heating.
- ~ Fibre to premises superfast broadband.
- ~ NHBC 10 year new home warranty.

KITCHEN & UTILITY

- ~ Individually designed Kitchen Family Utility Room with granite/quartz worktops. Finishes chosen by client subject to stage of construction.
- ~ Built in quality appliances including ovens, plate warmer, dishwasher, integrated column fridge, integrated column freezer & waste disposal unit to sink.

ELECTRICAL

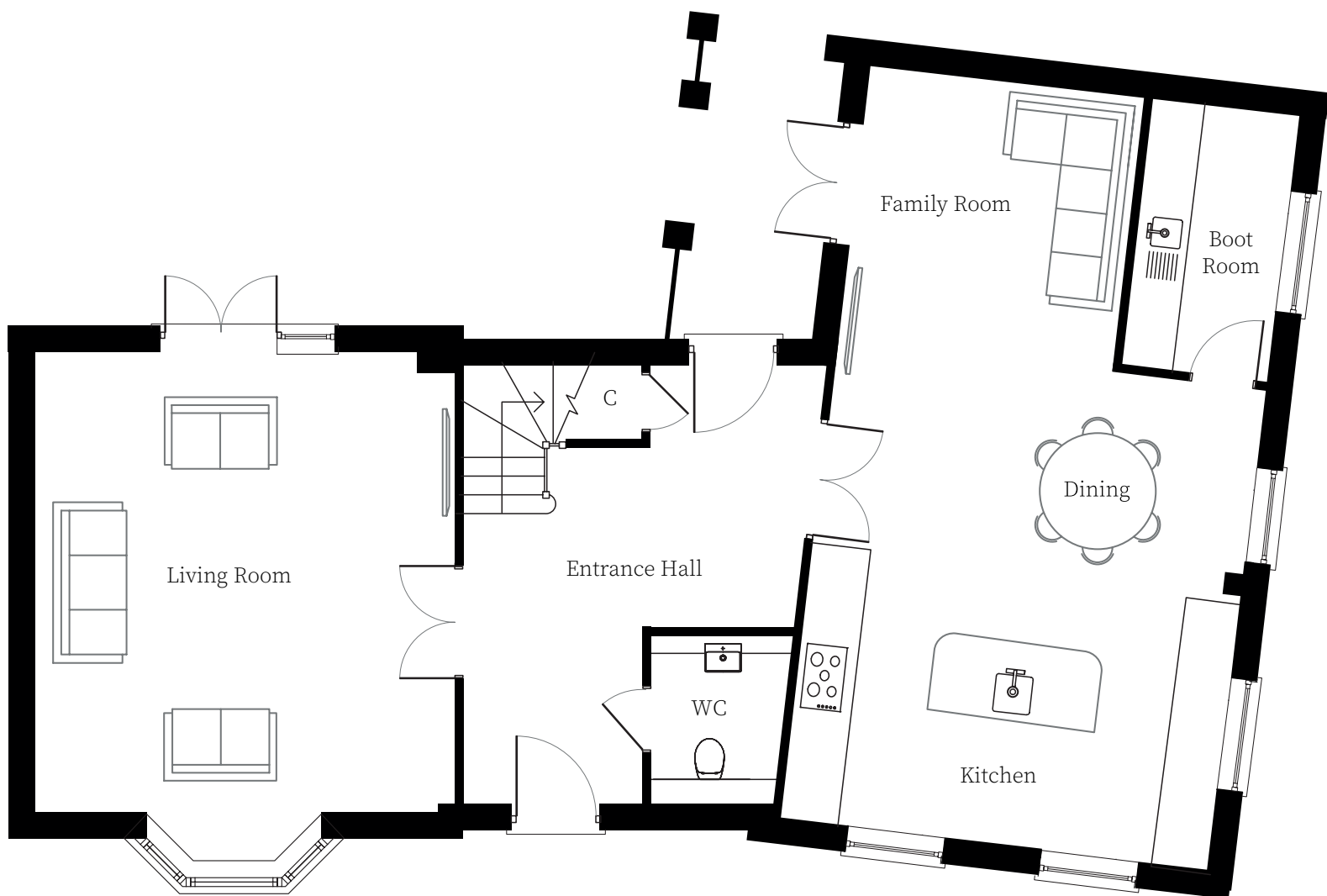
- ~ Generous provision of switches and sockets throughout.
- ~ Dimmer switches to selected rooms.
- ~ A mixture of wall lights, LED downlighters and light points.
- ~ Cat6 data wiring, telephone points and TV aerial points.
- ~ Mains wired smoke alarms.
- ~ Outside lighting.

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 road with buff rolled stone finish.
- ~ Dual access drive with ample parking.
- ~ Rear paths and patios in stone paving.
- ~ Large double garage.



Ground Floor