



HORKESLEY
HAMLET

V A L E F A R M H O U S E

MERSEAHOMES
EST. 1947



WELCOME TO VALE FARMHOUSE

Conceived as a farmhouse, possibly dating back to the 15th century and once surrounded by fields, this evocative abode takes the concept of the chocolate box cottage up to another level.

Part thatched, and with an array of exquisite, character features, Vale Farmhouse is the archetypal, old English country home yet with all the insulation benefits of a modern house.

One of the largest properties in Horkesley Hamlet, it would have been at the very heart of the Essex village's story, with many of the other homes appearing around it across the centuries that followed.



WELCOME HOME

An expansive, L-shaped creation, its appealing, picture postcard exterior belies its magnificently modern interior, which provides space, style and natural light in abundance.

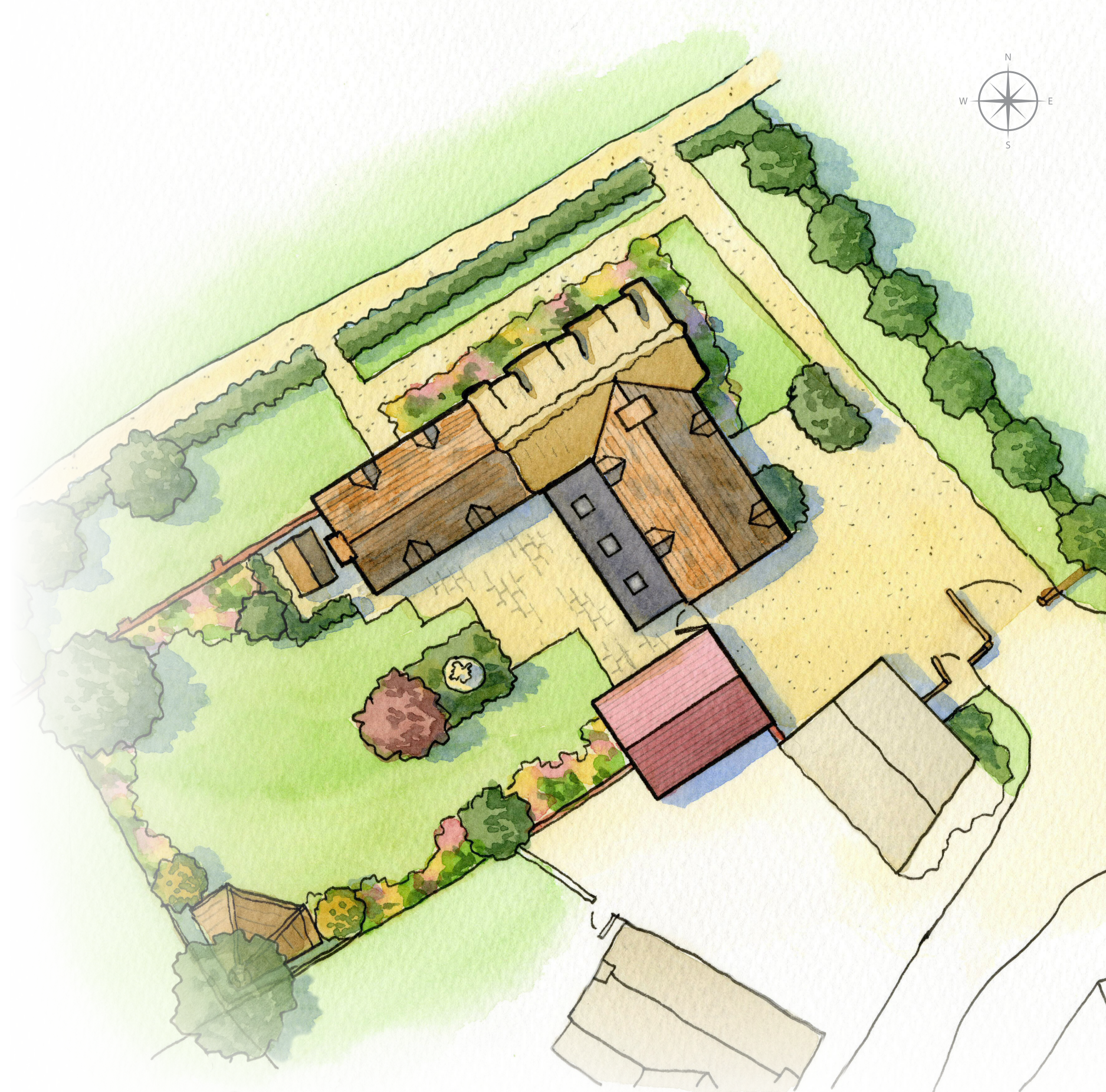
Externally, contrasting elevations in render and brick suggest it could originally have been two homes or, at least, one home that was extended at some point in its past.

Thatched dormers take in vistas out across the wildflower meadow, towards the village church, and there are also views from the house over green space. With the thatch roof built to today's building regulations it will make Vale House environmentally friendly, safe and a warm alternative.

From the reception hall, with its centrepiece staircase, there is access through to a home office or snug, and cloakroom, as well as the main drawing room, with statement fireplace and wood-burning stove.

The kitchen, with vaulted ceiling and light pouring in through skylight windows flows through to the family room.

To one side of this airy space is the spacious boot room, also with vaulted ceiling, while to the other, the house opens up to reveal even more capacious living space – a family and dining area and then a games or entertaining room.





ATTENTION TO DETAIL

Vale Farmhouse has been designed as a home for all seasons – warm and welcoming in winter, cool and airy in summer.

Another inglenook fireplace, this one at the very end of the entertaining room, also houses a wood-burning stove, while French windows from this space and the family room can be thrown open to allow family members and friends to spill out into the garden on summer days.

Upstairs at Vale Farmhouse, every bedroom makes an impression.

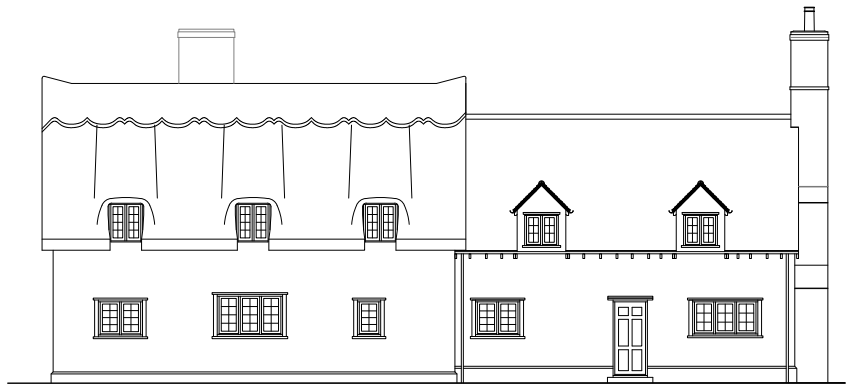
The master bedroom occupies the corner of the home, making the most of the commanding views in two directions, and boasting a substantial en-suite shower room, together with a generous dressing room.

The second bedroom has an en-suite shower room and large built-in wardrobe, while bedrooms three and four share the generous family bathroom, with separate shower and bath.

To the rear, Vale Farmhouse enjoys an especially large, south-facing garden, together with a gated, courtyard parking area and large garage.

With windows from three sides taking in garden or green views, and so much space outside as well as in, this is a home that maybe of today, but still very much encapsulates its imagined past and a bygone era of quiet, country living.

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



Meadow Elevation



Side & Garden Elevation



Driveway Elevation



Side & Garden Elevation

GROUND FLOOR

Kitchen	18'3" x 14'4"	5.58 x 4.38m
Day Room/Dining	21'8" x 17'2"	6.60 x 5.23m
Family Room	18'9" x 17'2"	5.73 x 5.23m
Drawing Room	22'1" x 18'8"	6.73 x 5.68m
Study	12'11" x 11'5"	3.93 x 3.48m

FIRST FLOOR

Bedroom 1	19'6" x 12'7"	5.98 x 3.85m
Bedroom 2	17'6" x 11'4"	5.34 x 3.44m
Bedroom 3	17'2" x 12'3"	5.23 x 3.74m
Bedroom 4	13'8" x 12'7"	4.17 x 3.85m



SPECIFICATION

GENERAL

- ~ Anglian Orange handmade bricks with Spicer plain clay tile and thatch to main house roof, garage in Anglian Orange handmade bricks and screen walls in Anglian handmade bricks.
- ~ Traditional double glazed timber windows.
- ~ External doors with multi lock system.
- ~ Modern living design with a Suffolk Farmhouse approach.
- ~ Open plan kitchen and family dining with vaulted ceiling kitchen and boot room.
- ~ High quality painted Suffolk style internal doors with black ironmongery.
- ~ Large torus skirting and bull nose architrave.
- ~ Open String staircase with tongue and grove panelling with painted handrails.
- ~ Farrow and Ball paint colours to be chosen by client subject to stage of construction.
- ~ Gas stove with granite hearth to drawing room and wood burner to informal living room.
- ~ Underfloor heating to kitchen, family and boot room finished with ceramic tiling.
- ~ Gas fired central heating.
- ~ Fibre to premises superfast broadband.
- ~ NHBC 10 year new home warranty.

KITCHEN & BOOT ROOM

- ~ Individually designed kitchen/boot room with granite/quartz worktops with double Butler sink. Detail to be agreed and finishes chosen by client.
- ~ Built in quality appliances including ovens, plate warmer, dishwasher, integrated column fridge, integrated column freezer and waste disposal unit to sink.

ELECTRICAL

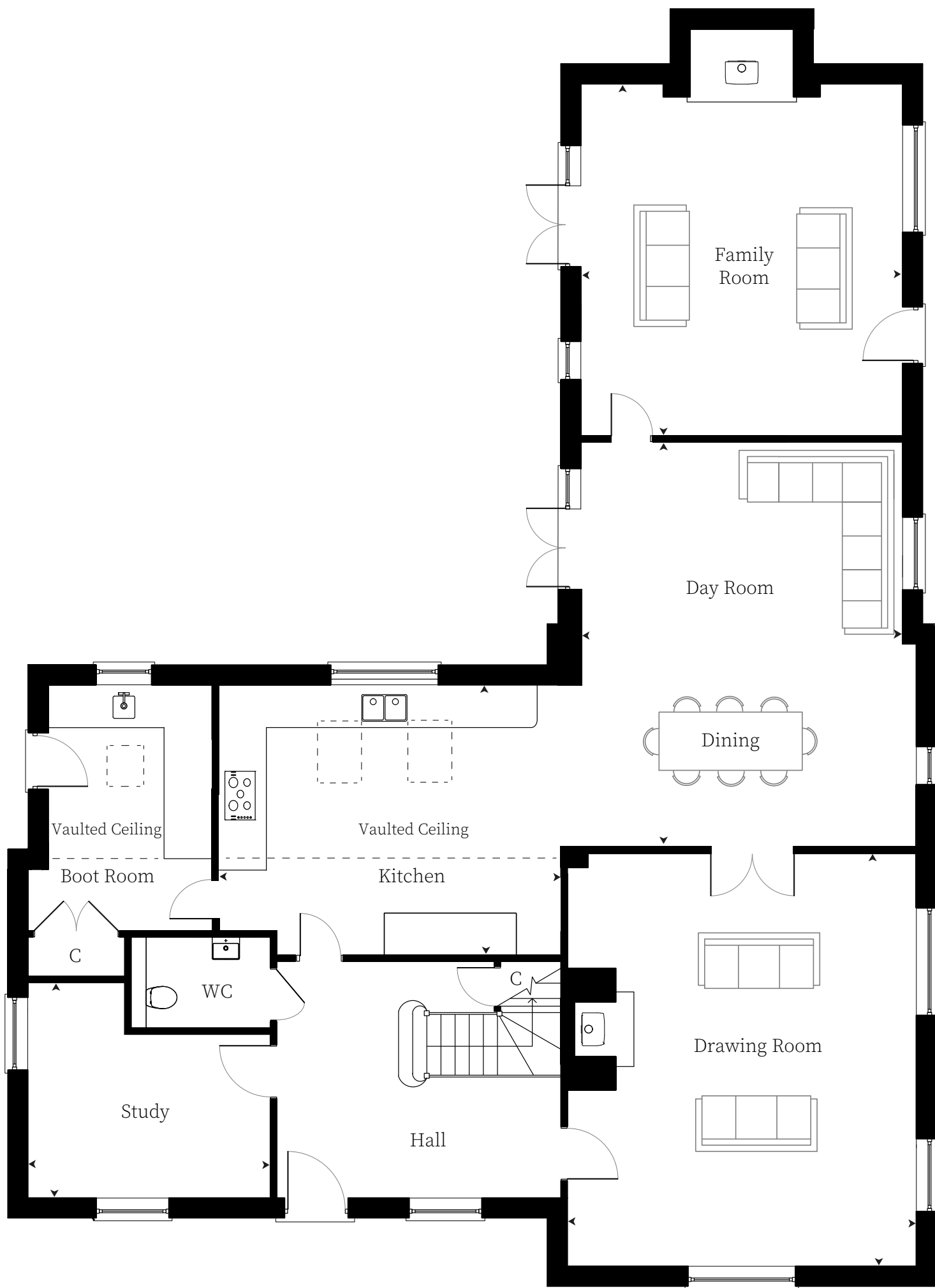
- ~ Generous provision of switches and sockets throughout.
- ~ Dimmer switches to family room.
- ~ A mixture of wall lights, LED downlighters and light points.
- ~ Cat6 data wiring, telephone points and TV aerial points.
- ~ Mains wired smoke alarms.
- ~ Outside lighting.

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.
- ~ Luxurious LVT flooring (including cloakroom) to be chosen by client.

EXTERNALS

- ~ Landscaped front garden, rear garden turfed.
- ~ Carefully designed private road and courtyard area with buff rolled stone finish over asphalt.
- ~ Rear paths and patios in stone paving.



Ground Floor



First Floor