



H O R K E S L E Y  
H A M L E T

H A M V A L E   H O U S E

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**MERSEAHOMES**

EST. 1947





# WELCOME TO HAMVALE HOUSE

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Set right at the heart of Horkesley Hamlet, and featuring prominent Dutch gable ends and a gambrel roof, Hamvale House harks back to the area's rich tapestry of architectural history.

In this village, as in many Dedham Vale settlements, the influence of the Flemish weavers, who arrived in Colchester in the 14th century, can be seen.

Presenting as one half of a row of historic cottages, the appealing, substantial, four-bedroom home was intricately designed to present an array of exquisite, external architectural features.



Computer generated image





# WELCOME HOME

Featuring red brick and render elevations, sliding sash and casement windows, and a double-cambered roof, together with blind windows, it paints a picture of an Essex village evolving over time and offers generous, roof-space storage.

Internally, it is very much a 21st century family home, with spacious, light-filled living spaces, best described as having a contemporary classic aesthetic.

At the centre of Hamvale House is the generous, central reception hall, where the new owners of this exclusive home will greet their guests.

Then double doors open into the large drawing room to reveal another bright, dual aspect living space.

Here a wood-burning stove is ready to be stoked up in the autumn and winter months to bring a warming glow to the already inviting space.

French windows bring natural light into the room, emphasising that this large room is very much a space for all seasons.







# ATTENTION TO DETAIL

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Indeed, within the section of the building with echoes of a Dutch heritage, a particularly generous kitchen, dining and family space has been creatively designed.

At one end of this contemporary space, is a kitchen area, with central island, while to the other, French windows open on to the garden, offering easy indoor-outdoor living.

A utility room can be accessed from the family space and the garden, and from the kitchen there is a door on to the private courtyard.

There is a cloakroom, then stairs from the reception hall rise up to the first floor past an expansive, picture window, with garden and meadow vistas.

From the landing provides access to all the beautiful bedroom and bathroom accommodation.

In the sumptuous master bedroom, the new owners will awake to wonderful views over gardens and the wildflower meadow, towards the village church.

They will also benefit from built-in wardrobes and a gorgeous en-suite shower room.

The second bedroom, also an impressive size, and with an en-suite shower room, benefits from the same idyllic outlook. The third and fourth bedroom share the sizable family bathroom.

With a large family garden and a generous, parking courtyard, featuring a garage and a carport, the ground at Hamvale House, complement the living space perfectly.

This is a home where family and friends will wander in and out easily, spoiled for choice when it comes to choosing where to relax; enjoying this unique home and its semi-rural setting, just as the mood takes them.



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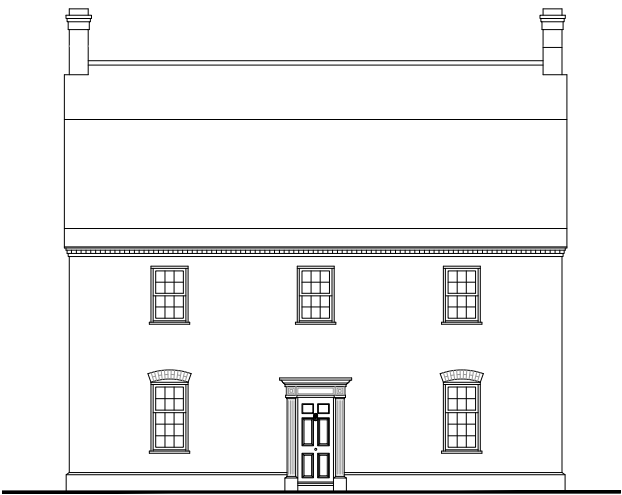
*Every last detail on each unique home was carefully worked through and then adjusted as necessary at every stage, right through to final completion.*



Lane Elevation



Garden Elevation



Courtyard Elevation

#### GROUND FLOOR

Kitchen/Dining	21'7" x 20'4"	6.59 x 6.19m
Family Room	14'11" x 16'1"	4.55 x 4.89m
Drawing Room	17'6" x 14'2"	5.34 x 4.33m

#### FIRST FLOOR

Bedroom 1	16'1" x 14'7"	4.89 x 4.43m
Bedroom 2	17'6" x 14'2"	5.34 x 4.33m
Bedroom 3	12'12" x 11'11"	3.96 x 3.64m
Bedroom 4	12'2" x 8'7"	3.70 x 2.62m



## SPECIFICATION

#### GENERAL

- ~ Bamford Blend handmade bricks with part render and Spicer clay plain tile to main house, Anglian Orange to garage and screen walls.
- ~ Traditional double glazed timber sash windows and full height glazed screens painted white.
- ~ External doors with multi lock system.
- ~ Modern living design Contemporary Classic interior approach.
- ~ Painted panel doors with brushed chrome knobs.
- ~ Cut string painted staircase.
- ~ Master bedroom with fitted wardrobes.
- ~ Farrow and Ball paint colours to be chosen by client subject to construction.
- ~ Wood burner with granite hearth to Living Room.
- ~ Underfloor heating to kitchen, family, utility and dining area finished with ceramic tiling.
- ~ Gas fired central heating.
- ~ Fibre to premises superfast broadband.
- ~ NHBC 10 year new home warranty.

#### KITCHEN & UTILITY

- ~ Individually designed kitchen with granite/quartz worktops. Detail to be agreed and 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 of LED downlighters and light points.
- ~ Cat6 data wiring, telephone points and TV aerial points.
- ~ Mains wired smoke alarms.
- ~ Outside lighting.

#### BATHROOMS & EN-SUITES

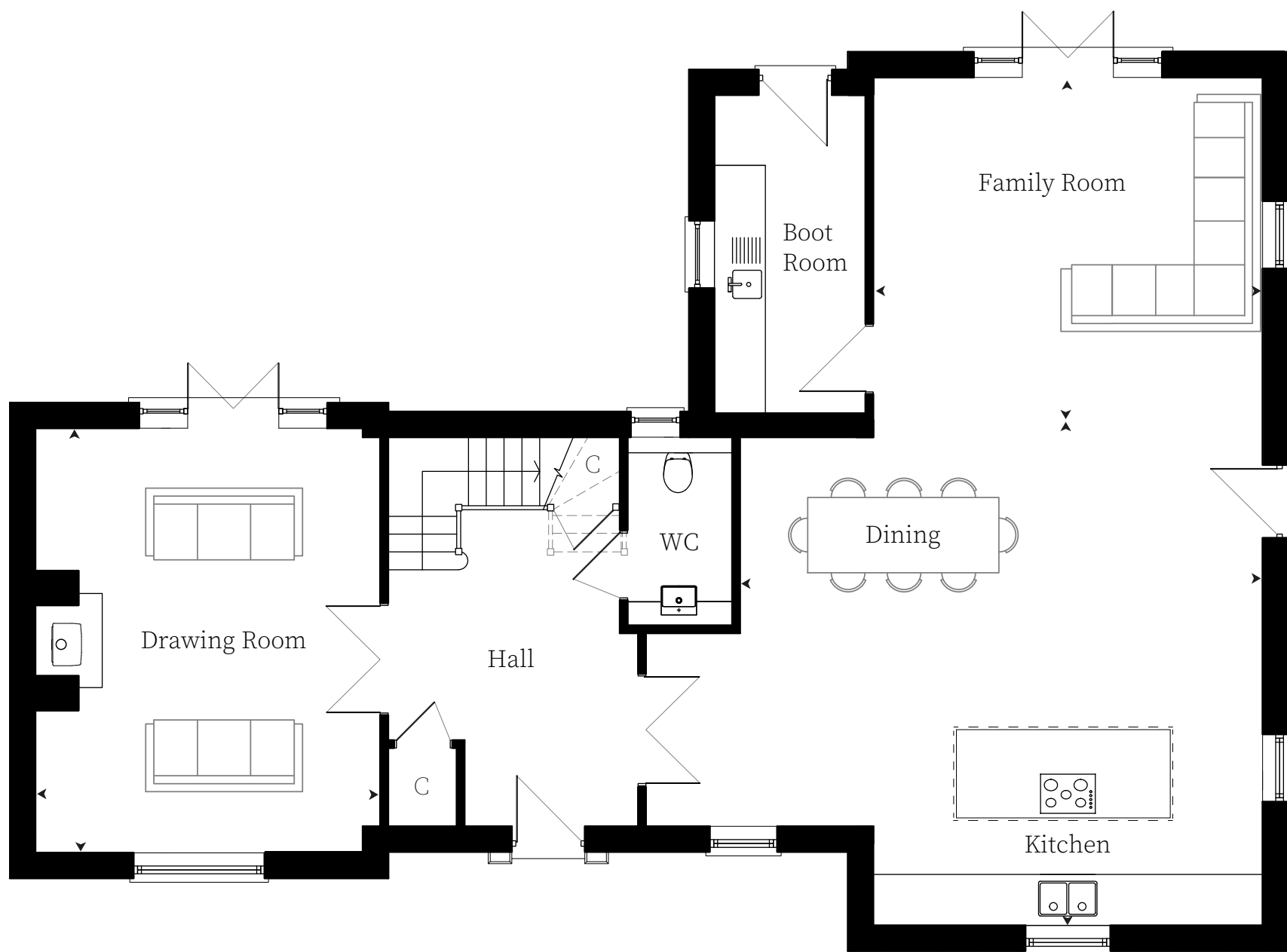
- ~ Fitted bathrooms with Porcelanosa ceramic tiling to be chosen by client subject to stage of construction.
- ~ Villeroy & Boch vanity units and sanitaryware.
- ~ Vado brassware and shower fittings.
- ~ Merlyn shower screens.
- ~ Heated towel rails.
- ~ Luxurious LVT flooring (including cloakroom) to be chosen by client.

#### EXTERNALS

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



First Floor



Ground Floor