



HORKESLEY
HAMLET

J A R R E T T S

MERSEAHOMES
EST. 1947



Computer generated image



WELCOME TO JARRETTS

Set in a commanding, corner position within Horkesley Hamlet, Jarrett's is a home that may well appeal to a modern family with a love of history.

With an eye-catching, Medieval-style jetty and parapet roof, this is the archetypal village house that could well have formed part of this alluring street scene for some 500 years or more.

Typical of the timber-framed buildings of the 1500s, jetties like this still overhang many cobbled streets in quintessential Essex villages, harking back to times when community was at the very heart of daily life.



WELCOME HOME

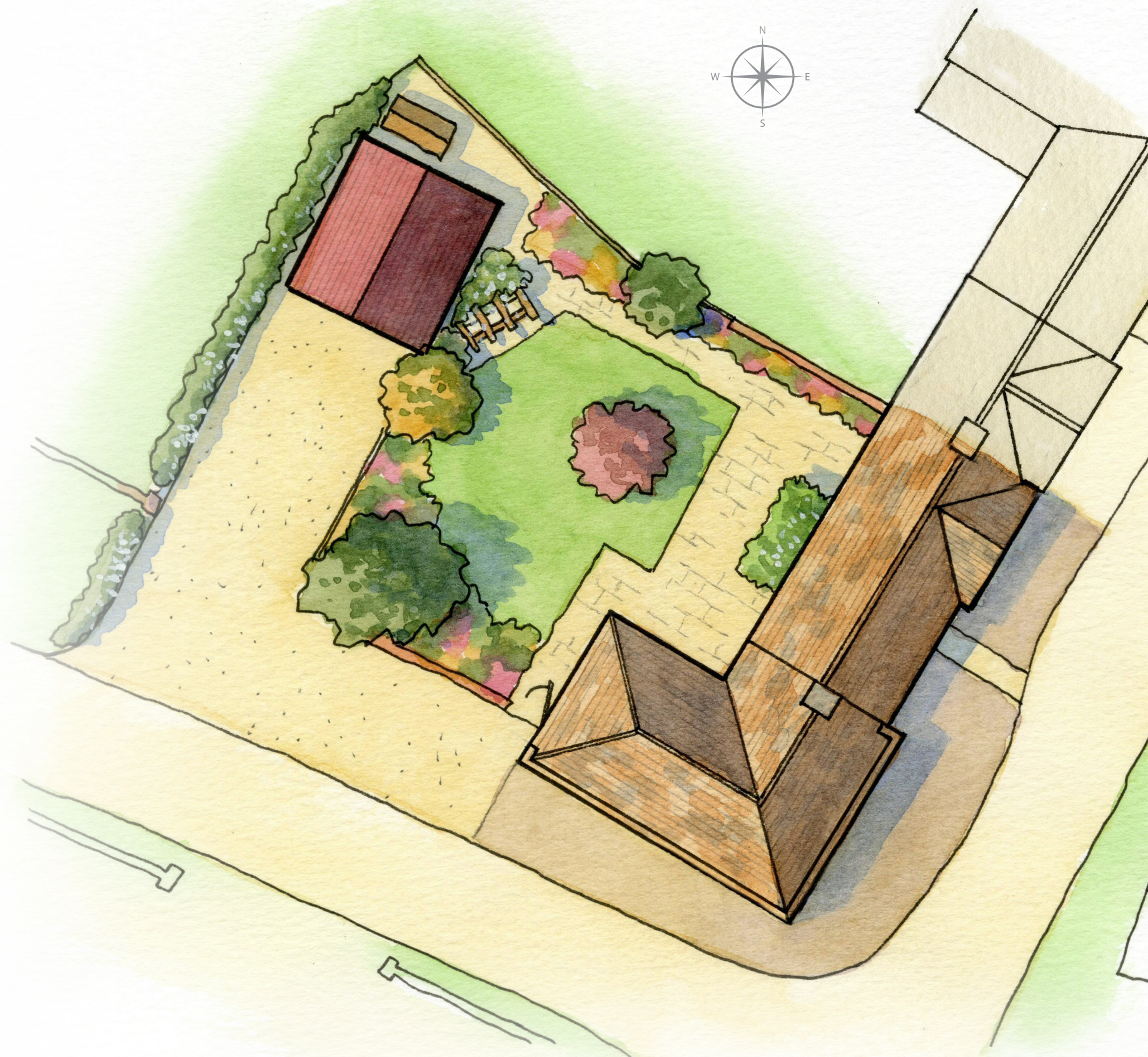
Here, Jarrett's is presented as two, possibly even three distinct cottages, when in reality, it is one magnificent, modern home, carefully designed to offer high quality living throughout.

Render with some buff brickwork and a plain tiled roof with exposed raft feet enhance the wealth of external character here.

Sliding sash windows have been meticulously placed to add further detail while ensuring natural light streams into the home.

On the prominent corner of the house, these have been carefully positioned to offer views towards one of the green spaces. Stepping into Jarrett's, visitors find themselves in an inviting reception hall, with double doors opening into the drawing room to one side.

This luxurious space, designed with both entertaining and relaxation in mind, benefits from a beautiful bay window to one side and French windows on to the garden to the other.





ATTENTION TO DETAIL

To the other side of the hall, and set into the corner of the house, is the capacious kitchen, dining and family room, where most of the daily living will take place.

Here there is ample space for food storage and preparation, dining and family life; French windows open on to the terrace and there is also access through into the utility room.

All four bedrooms are situated upstairs at Jarrett's, past a beautiful feature window halfway up that captures verdant village and meadow views.

The impressive master bedroom, with its built-in wardrobes and en-suite shower room, is set at the rear of the house.

From here, it commands views out over its lawned garden towards Horkesley Hamlet's wildflower meadow and All Saints Church in the distance.

The second bedroom, also boasting an en-suite shower room, is a sizeable space too, enjoying views to both the front and the back.

The remaining two bedrooms have access to the splendid family bathroom.

With an L-shaped private driveway and large garage, Jarrett's is generous in its parking provision.

A brick wall encloses the garden, ensuring privacy, as well as space, when it comes to outside living.

Architect-designed Jarrett's takes exquisite Medieval character as its starting point but then elevates its offering to another level, materialising as a home that is stylish, spacious and truly special, inside and out.



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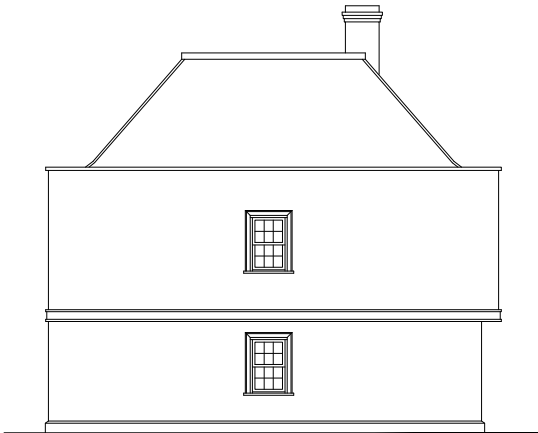
Every last detail on each unique home was carefully worked through and then adjusted as necessary at every stage, right through to final completion.



Lane Elevation



Garden Elevation



Side Elevation

GROUND FLOOR

Kitchen/Dining/Family	30'10" x 15'8"	9.39 x 4.78m
Drawing Room	16'9" x 15'11"	5.12 x 4.85m

FIRST FLOOR

Bedroom 1	17'7" x 13'2"	5.35 x 4.01m
Bedroom 2	16'9" x 13'8"	5.12 x 4.17m
Bedroom 3	13'3" x 9'8"	4.04 x 2.95m
Bedroom 4	14'6" x 8'1"	4.41 x 2.47m



SPECIFICATION

GENERAL

- ~ Attractively rendered with black plinth and use of Anglian Orange handmade bricks with Spicer plain tile roof to main house, Anglian Cream bricks to garage and screen walls.
- ~ Traditional double glazed sash timber windows and full height glazed screens painted white.
- ~ External doors with multi lock system.
- ~ Modern living design with 'Country Cottage' approach.
- ~ Oak internal doors with black ironmongery.
- ~ Painted staircase with tongue and groove panelling.
- ~ Master bedroom with fitted wardrobes.
- ~ Farrow and Ball paint colours to be chosen by client.
- ~ 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 and double Butler sink. Detail to be agreed and finishes chosen by client subject to construction.
- ~ Built in quality appliances including ovens, plate warmer, dishwasher, integrated column fridge, integrated column freezer and waste disposal unit to sink.

ELECTRICAL

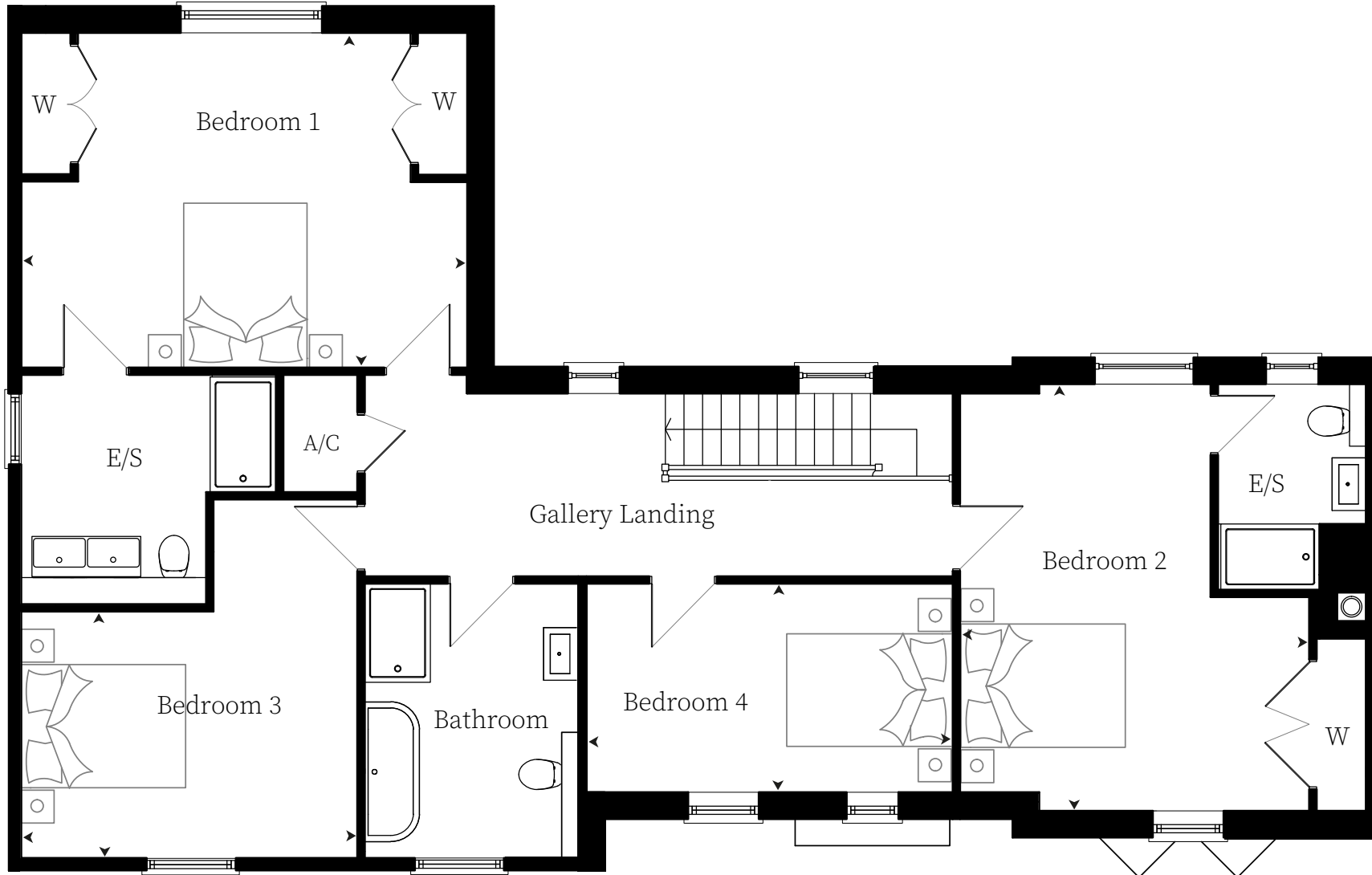
- ~ Generous provision of switches and sockets throughout.
- ~ Dimmer switches to selected rooms.
- ~ A mixture LED downlighters and light points.
- ~ Cat6 data wiring, telephone points and TV aerial points.
- ~ Mains wired smoke alarms.
- ~ Outside lighting.

BATHROOMS & EN-SUITES

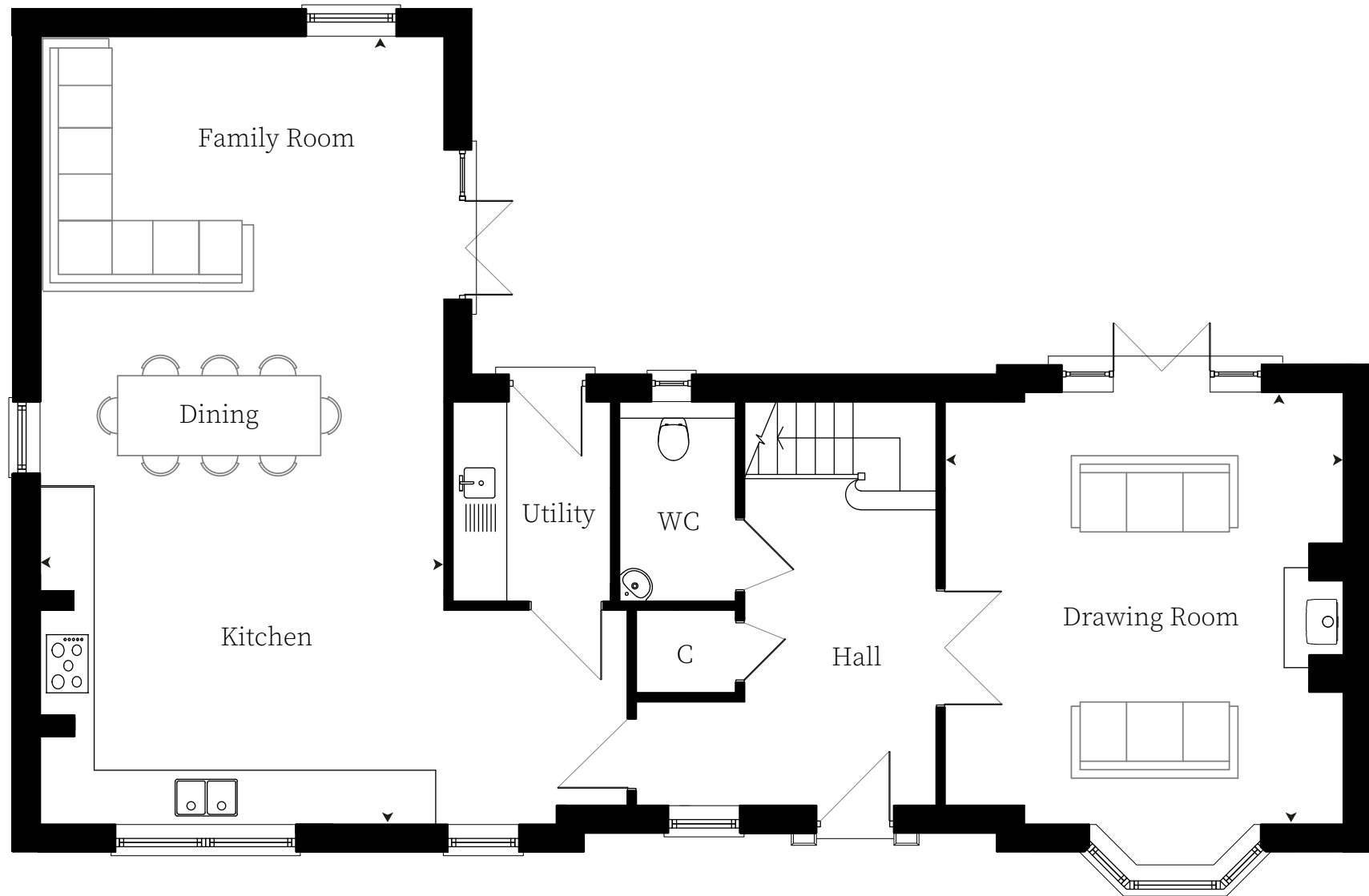
- ~ Fitted bathrooms with Porcelanosa ceramic tiling to be chosen by client.
- ~ Villeroy & Boch vanity units and sanitaryware.
- ~ Vado brassware and shower fittings.
- ~ Merlyn shower screens.
- ~ Heated towel rails.
- ~ Luxurious LVT flooring (including cloakroom) to be chosen by client.

EXTERNALS

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



First Floor



Ground Floor