



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

A L L S A I N T S H O U S E

MERSEAHOMES

EST. 1947



WELCOME TO ALL SAINTS HOUSE

In an exceptional setting, with panoramic views across Horkesley Hamlet's wildflower meadow, All Saints House will blossom to become one of the village's finest homes.

Enjoying a large plot on the edge of the community, the beautiful home enjoys the best of all worlds: space, privacy and tranquillity, while also being part of an exclusive community.

Conceived as a country residence that may well have been built in the late 18th or early 19th century, its story also suggests it could have been extended in the past.



WELCOME HOME

It has been imagined perhaps as one of the village's original, significant houses, brought together with its accompanying cottage in the 19th or 20th century to become one beautiful abode.

Whatever, the story of its imagined past might be, All Saints House retains its magnificent outlook, while also offering incredible space both inside and out.

The handsome home looks right across the meadow towards All Saints Church – and its new owners will be able to soak up the scenery from the moment they awake each morning.

Externally, the property has been designed to offer interest: some sections are rendered, with plain tile roof, while others bring contrast through a quainter style.

Here, charming dormers and exposed rafter feet offer a chocolate box, country cottage appeal.

An adjoining double garage, in traditional black, Essex weatherboarding, adds further individuality and attraction.

By careful architect design, All Saints House could be deemed to have two front doors yet, in all likelihood, the new owners will enter via the one beside their private, courtyard driveway.





ATTENTION TO DETAIL

From here, they will step into the reception hall, which to one side opens through double doors into a grand drawing room, French windows on to the garden and a splendid fireplace, housing a wood-burning stove.

The beautiful kitchen, with walk-in larder, flows comfortably into an open-plan breakfast and family room, where further French windows enhance the connection between inside and out.

This will become the very heart of family living for the new owners of All Saints House, offering them the flexibility to be whatever they want it to be.

Also nearby are a potential dining room or study, a cloakroom and a boot room.

Upstairs, all four double bedrooms have been beautifully designed to maximise their unique position.

The grand master bedroom, with its impressive en-suite bathroom and built-in wardrobes, and the very generous third and fourth bedrooms, which share the family bathroom, all benefit from the commanding views.

The second bedroom, which has its own en-suite shower room, looks out over the gardens of All Saints House itself.

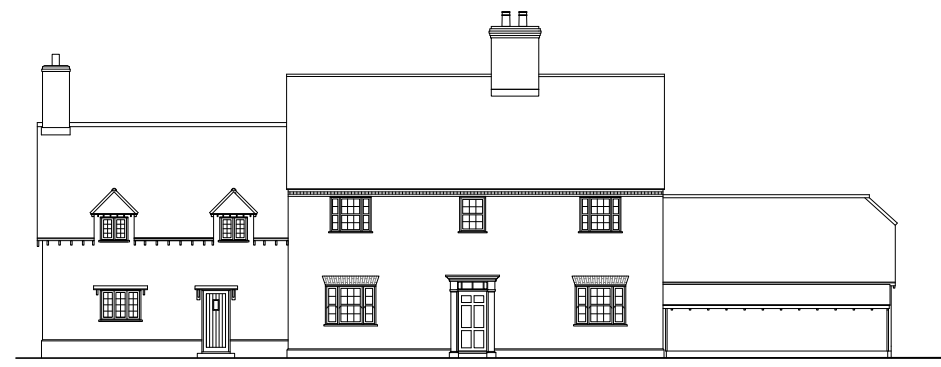
A superb size, and with a terrace that is enclosed by the house on two sides, bringing a country courtyard allure, the outside space complements the building perfectly.

A blank canvas ready to grow into itself over the coming years, the garden will be an oasis of calm for the new owners, and somewhere that will become whatever they want it to be.



Computer generated image

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



Drive Elevation



Side & Garden Elevation

GROUND FLOOR

| | | |
|-----------------------|----------------|--------------|
| Kitchen | 18'3" x 13'0" | 5.57 x 3.98m |
| Breakfast/Family Room | 26'5" x 16'9" | 8.06 x 5.12m |
| Drawing Room | 21'11" x 17'5" | 6.69 x 5.32m |
| Dining/Study | 17'6" x 11'3" | 5.34 x 3.43m |

FIRST FLOOR

| | | |
|-----------|----------------|--------------|
| Bedroom 1 | 17'6" x 15'7" | 5.34 x 4.75m |
| Bedroom 2 | 17'6" x 11'8" | 5.34 x 3.55m |
| Bedroom 3 | 16'9" x 14'6" | 5.12 x 4.43m |
| Bedroom 4 | 12'6" x 11'11" | 3.81 x 3.64m |



SPECIFICATION

GENERAL

- ~ Bamford Blend handmade bricks and part render with Spicer plain tile roof to main house, garage in Bamford Blend handmade bricks with traditional weatherboard and screen walls in Anglian Orange handmade bricks.
- ~ Traditional double glazed timber windows.
- ~ External doors with multi lock system.
- ~ Modern living design with a 'Suffolk Farmhouse' interior approach.
- ~ Open plan kitchen, breakfast and family room.
- ~ High quality painted Suffolk internal doors with black ironmongery.
- ~ Large torus skirting and bullnose architrave.
- ~ Open string staircase with panelling under stair string and painted handrails.
- ~ Master bedroom wardrobes.
- ~ Farrow and Ball paint colours to be chosen by client subject to construction.
- ~ Wood burner with granite hearth to drawing room.
- ~ Underfloor heating to kitchen, breakfast and family room finished with ceramic tiling.
- ~ Gas fired central heating
- ~ Fibre to premises superfast broadband
- ~ NHBC 10 year new home warranty

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

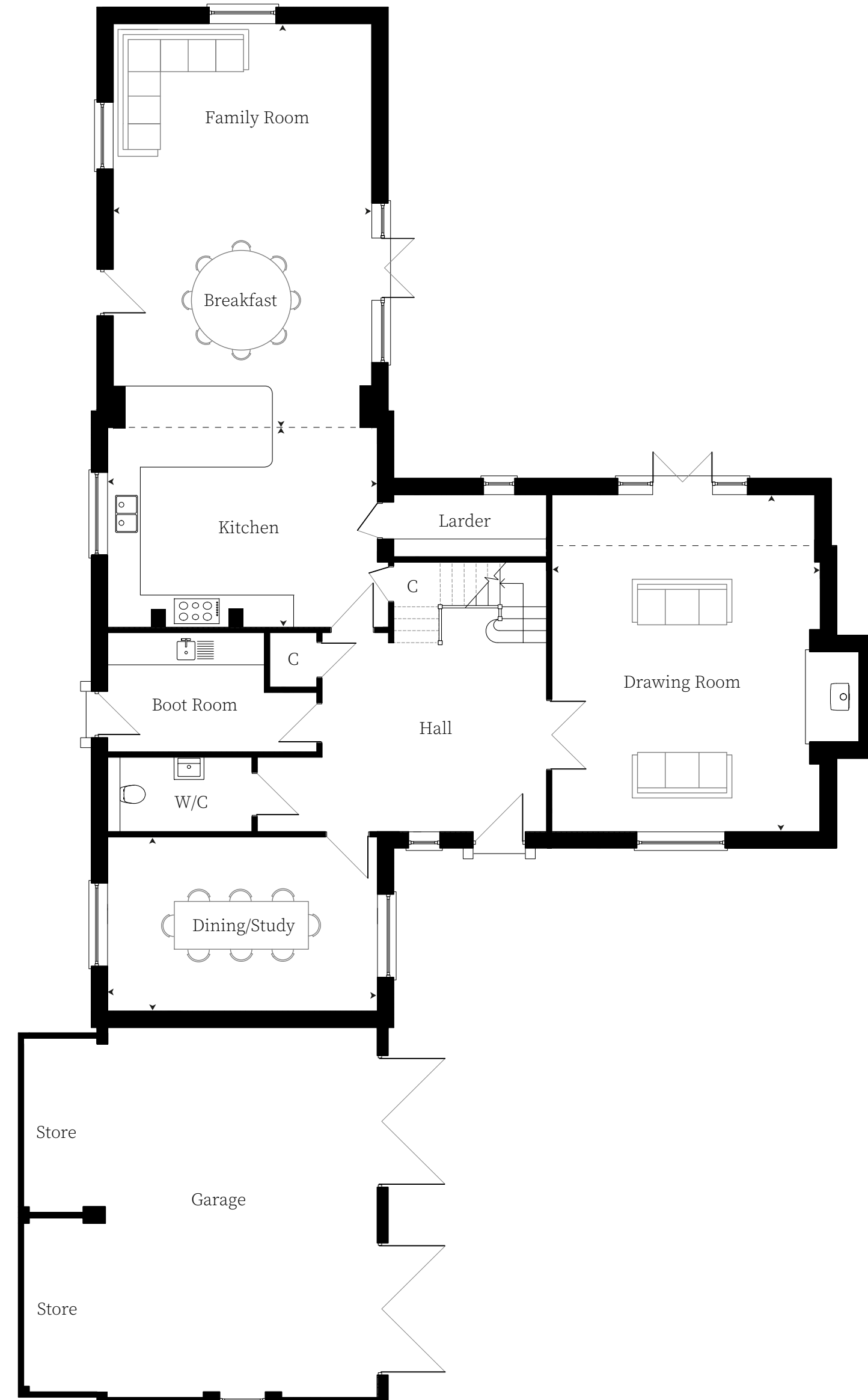
- ~ Fitted bathrooms with Porcelanosa ceramic tiling to be chosen by client subject to construction.
- ~ Villeroy & Boch vanity units and sanitaryware.
- ~ Vado brassware and shower fittings.
- ~ Merlyn shower screens.
- ~ Heated towel rails.
- ~ Luxurious LVT flooring (including cloakroom and boot room)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

EXTERNALS

- ~ Landscaped front garden, rear garden turfed.
- ~ Carefully designed private road.

KITCHEN & UTILITY

- ~ Individually designed kitchen/boot room with spacious double butler sink, fitted larder and premium granite/quartz worktops. 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.



Ground Floor



First Floor