



HORKESLEY
HAMLET

P A R S O N A G E H O U S E

MERSEAHOMES

EST. 1947



Computer generated image



WELCOME TO PARSONAGE HOUSE

Wake up to views out towards the green, open space of Horkesley Hamlet from the gorgeous master bedroom at Parsonage House.

Nestled in an exceptional position within the community, the four-bedroom home has been afforded an individual design that maximises its setting while also bringing unique character.

One of two sizeable homes that have been cleverly created to come together to resemble a row of post-Medieval cottages, Parsonage House is at the very heart of Horkesley Hamlet.



WELCOME HOME

In the village's story, these exquisite homes would have once formed the inner core of the settlement, then later been opened up internally to form just two capacious properties.

Parsonage House's perceived past is evidenced in its lime render exterior and first-floor jetty, together with its sash windows and double cambered roof, with exposed rafters. It even presents a former carriage entrance: in reality, a useful, drive-through car port, which leads into its private garden and parking area, with alternative, gated access.

Step inside, however, and there is no hint at all that Parsonage House was not designed to be one single and very contemporary home.

From its welcoming reception hall, with double doors into its large drawing room, through to its magnificent kitchen, dining and family room, it flows comfortably and easily throughout.

Evenings will be whiled away in front of a glowing wood-burner in its light-filled drawing room, with beautiful bay window and French windows on to the garden.





Computer generated image.



ATTENTION TO DETAIL

Daily living will take place in the spacious kitchen, dining and family room, with its view out towards the green, this splendid area will quickly become the heart of the home.

Family members will also be able to spill out into the garden from here, through French windows giving on to a generous terrace.

While a utility room and cloakroom complement the ground-floor accommodation, all four double bedrooms at Parsonage House can be found upstairs.

The jewel in the crown is the splendid master suite, set like the kitchen, dining and family room within the ample space of the flat-edged corner of the property. Unexpectedly spacious, with a large en-suite bathroom, this is where the new owners will awake to the verdant view.

The second bedroom is nevertheless almost as enticing, with its dressing space and en-suite shower room set above the carriage entrance, while bedrooms three and four share the roomy family bathroom.

Yet, with a good-sized, south-facing garden, where family members can bask in the sunshine, Parsonage House is also a home where outdoor living has been meticulously considered. The garden, terrace, garage and parking space have been just as carefully thought through as the property's appealing internal space and its notable, sophisticated exterior.

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



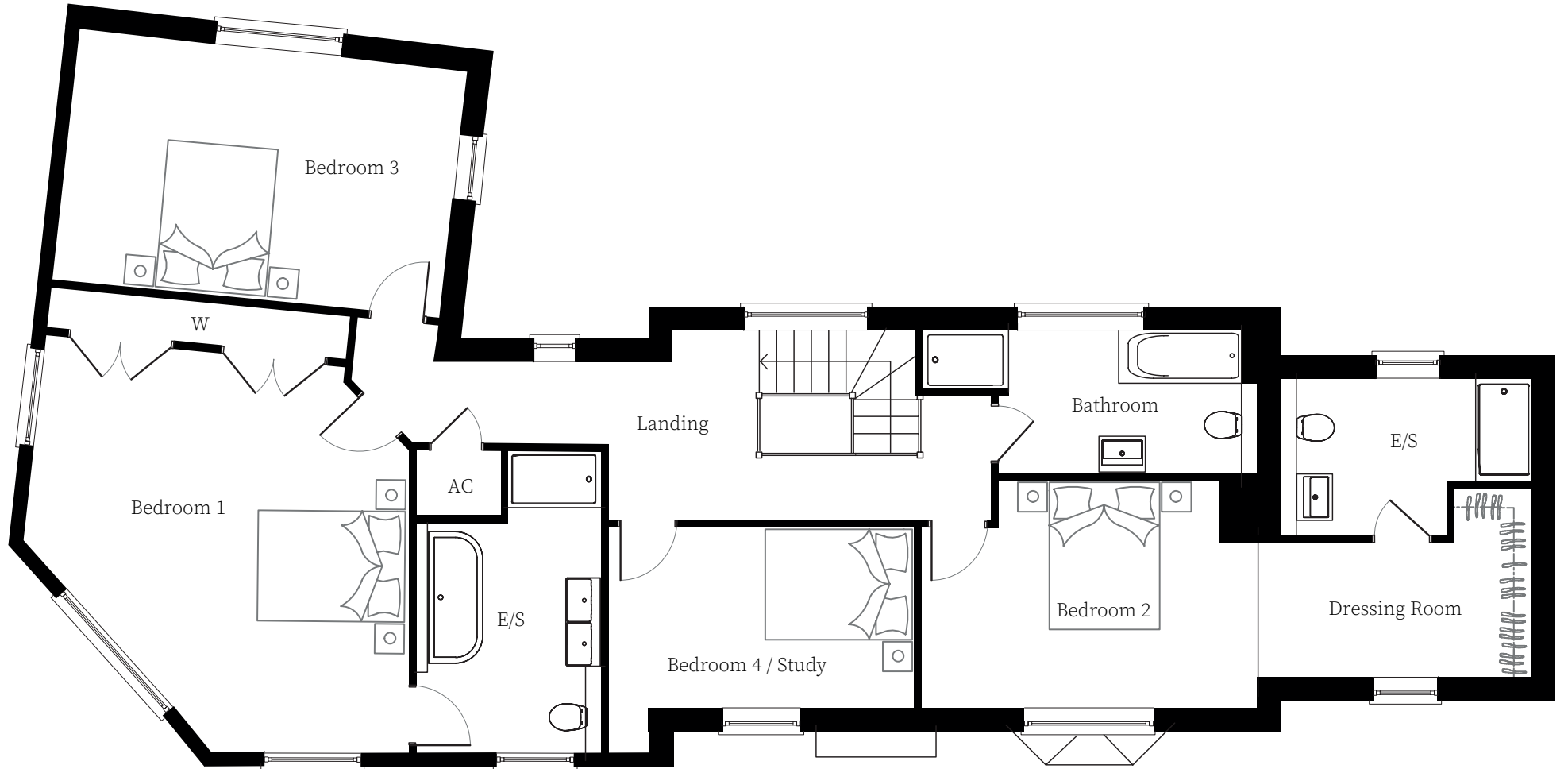
Rear Elevation

GROUND FLOOR

Kitchen	16'5" x 11'7"	5.06 x 3.57m
Family/Dining	17'6" x 15'6"	5.37 x 4.78m
Drawing Room	17'1" x 15'1"	5.23 x 4.63m

FIRST FLOOR

Bedroom 1	17'8" x 17'6"	5.45 x 5.38m
Bedroom 2	15'3" x 10'3"	4.69 x 3.17m
Bedroom 3	17'7" x 11'2"	5.41 x 3.44m
Bedroom 4	13'8" x 8'1"	4.22 x 2.49m



First Floor

SPECIFICATION

GENERAL

- ~ Cream render with black plinth and Heritage conservation weathered tile. Anglian Orange handmade brick with County pantile to garage.
- ~ Traditional double glazed timber sash and casements windows painted pure white.
- ~ External doors with multi lock system.
- ~ Modern living design open plan interior approach.
- ~ Open plan Kitchen and Family Room.
- ~ Quality Oak internal doors with black ironmongery.
- ~ Painted staircase with painted handrails.
- ~ Fitted wardrobes & En-suites to Bedroom 1 & 2.
- ~ Farrow and Ball paint colours to be chosen by client subject to stage of construction.
- ~ Wood burner in the Drawing Room.
- ~ 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 with ice maker & waste disposal unit to sink.

ELECTRICAL

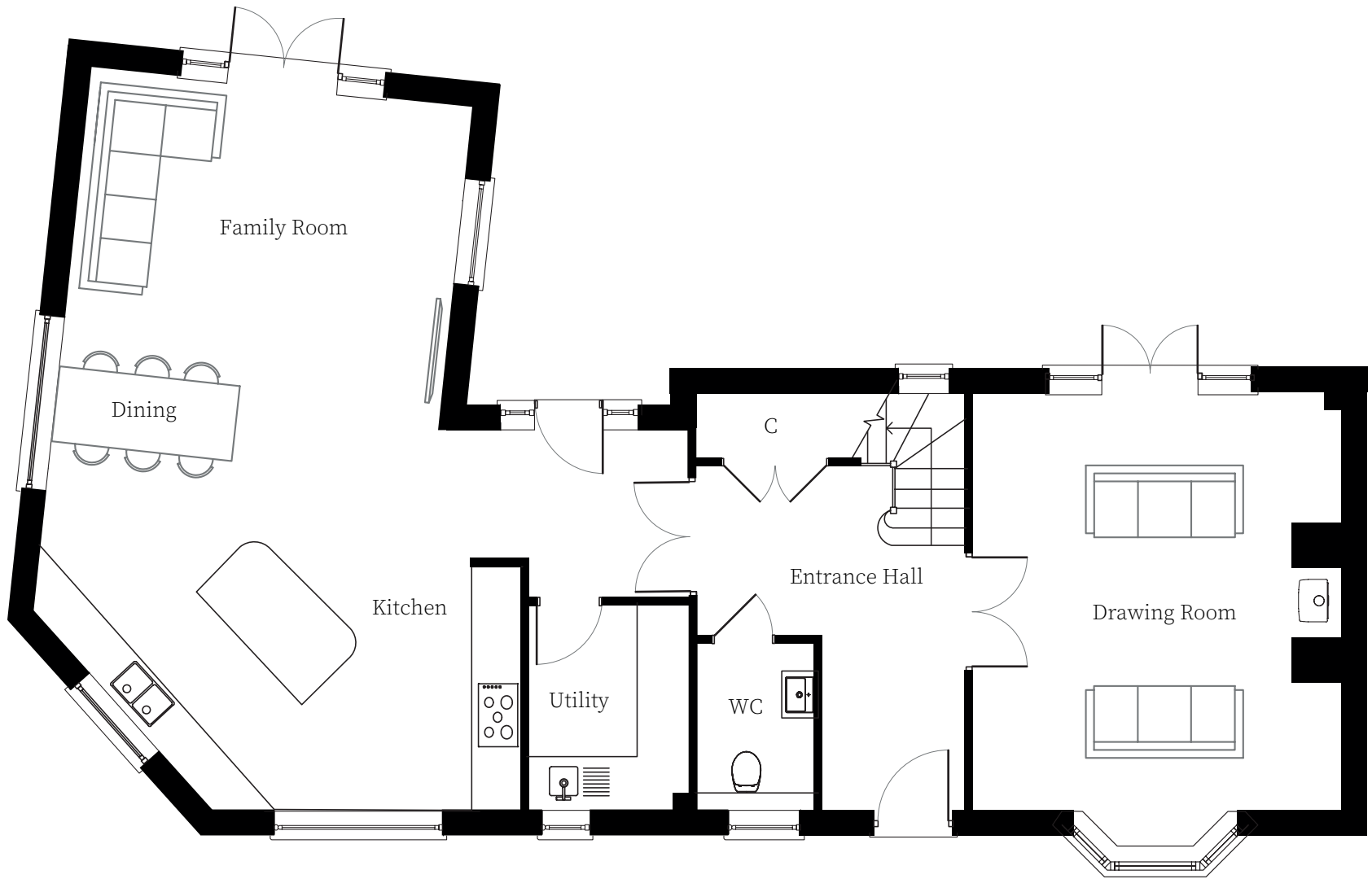
- ~ Generous provision of switches and sockets throughout.
- ~ Dimmer switches to selected rooms.
- ~ A mixture of wall lights, LED downlighters and light points.
- ~ Cat6 data wiring, telephone points and TV aerial points.
- ~ Mains wired smoke alarms.
- ~ Outside lighting.

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.
- ~ To be finished in 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 and courtyard area with buff rolled stone finish.
- ~ Rear paths and patios in stone paving.
- ~ In & out drive with ample parking.



Ground Floor