



The Coach House
Wormingford, Essex

DAVID
BURR



The Coach House, Packards Lane, Wormingford, Essex, CO6 3AH

Wormingford is situated on the edge of the Dedham Vale Area of Outstanding Natural Beauty and benefits from facilities including a village hall, community education centre, a 17th Century country pub and church. The A12, which gives access to London, Ipswich and Norwich is located about four miles away, while a train from Colchester, five miles away, takes around 50 minutes into London.

A stylishly converted part-moated Grade II listed former coach house understood to have originally formed part of the 'Rochfords' estate enjoying an unspoilt setting within the commutable village of Wormingford, located on the Suffolk/Essex border. Subject to a comprehensive programme of enhancement by the current owner with notable works including replacement kitchen and bathroom facilities, replacement windows, internal doors, and insulation and works to the barn boarding. The Coach House offers a private setting with no immediate neighbours, orientated to embrace the southerly rear aspect over its outstanding private gardens. Offering a wealth of period charm and an array of individual features throughout including exposed oak timber and studwork, substantial ceiling timbers, support beams and vaulted roofline. Additional features include pamment brick flooring, timber double doors and oak staircases. Further benefits to the property include ornate gardens providing an abundance of beds, hedging, pathways, a beautiful gazebo with pond and large swathes of lawns in addition to a number of versatile outbuildings with a total plot size of approximately 2.2 acres.

A four-bedroom (two en-suite) Grade II listed detached former coach house set in grounds of 2.2 acres.

Door to:

ENTRANCE HALL: 18' 8" x 7' 1" (5.70m x 2.17m) With exposed brick flooring throughout, two cloaks cupboards, oak staircase off and window to rear enjoying a southerly aspect overlooking the terrace and gardens. Twin oak doors opening to:

SITTING/LIBRARY: 33' 6" x 16' 4" (10.23m x 5.00m) Forming the core of the original coach house and operating as the principal reception room within the property, notable for its extensive range of exposed oak timber and studwork with ceiling beams, support brackets and range of windows to side. A contemporary wood burning stove is set on a black granite plinth. A central oak staircase provides access to the principal suite and guest bedroom. Recessed mid-level oak shelving, range of bookshelves and low-level tongue-and-groove panelling. Oak flooring throughout, double doors opening to patio leading to gazebo constructed of oak timbers under a slate pitched roofline and overlooking an ornamental pond.

DINING ROOM: 4.72m x 2.87m (15' 5" x 9' 4") A versatile room, currently utilised as a dining room with glazed patio door to side, recessed oak shelving and oak flooring throughout.

KITCHEN/BREAKFAST ROOM: 4.71m x 3.52m (15' 5" x 11' 6") A bright, triple aspect room situated to the rear of the property with windows to side, rear and doors opening to terrace. Exposed brick flooring throughout and fitted with a matching range of soft-close shaker style base and wall units with worktops over and upstands above. Ceramic butler sink unit with mixer tap over. A four-door electric Everhot oven provides the focal point with further integrated appliances including a fridge, freezer, wine cooler and dishwasher. A central walnut-topped island provides further base-level storage and seating area. Door to:

UTILITY ROOM: 2.76m x 2.07m (9' 0" x 6' 9") With exposed brick flooring throughout and fitted with a matching range of shaker style units, oak surfaces over and upstands above. Space and plumbing for washing

The Coach House, Packards Lane, Wormingford, Essex, CO6 3AH

machine and dryer. Exposed brick throughout and range of recessed wall units. Door to linen cupboard housing water cylinder with useful shelving above. Stable door to outside and also housing oil fired boiler. Brand new Worcester boiler installed in 2024.

CLOAKROOM: With terracotta tiled flooring, fitted ceramic WC and wash hand basin.

First floor

LANDING: With vaulted roofline, Velux window to rear and door to:



MASTER BEDROOM: 5.04m x 4.93m (16' 6" x 16' 2") Set beneath a vaulted roofline of approximately 15 ft with a vast array of exposed timbers and studwork, central cross beam and afforded a triple aspect with windows to front, side and rear overlooking the gardens. Stripped oak flooring throughout and ample space for wardrobe units.

BEDROOM 2/DRESSING ROOM: 4.92m x 2.51m (16' 1" x 8' 2") With exposed timbers and studworks beneath a vaulted roofline, fitted shelving and high-level window to side.



FAMILY BATHROOM: Fitted with concealed-cistern WC unit, wash handbasin with mixer tap over, within base level storage unit. Contemporary free-standing bath with independent mixer tap over. Walk-in shower with both ceiling-mounted and hand-held shower attachment. Exposed timbers Full-height range of windows and tiled flooring throughout.

INNER LANDING: Oak flooring throughout, Velux window to side and door to:

BEDROOM 3: 4.95m x 3.61m (16' 2" x 11' 10") Forming part of a first-floor rear extension with vaulted roofline, stripped oak flooring and south-facing windows overlooking gardens. Door to:

The Coach House, Packards Lane, Wormingford, Essex, CO6 3AH

EN-SUITE SHOWER ROOM: Fully tiled and fitted with Duravit wall-hung WC, ceramic circular wash hand basin within a base level unit and walk-in shower unit with chrome shower attachment. Window to side.



BEDROOM 4: 4.94m x 2.96m (16' 2" x 9' 8") With stripped oak flooring and skirting, window to front, vaulted roofline, built-in wardrobes with fitted shelving and door to:

EN-SUITE SHOWER ROOM: Fully tiled and fitted with Duravit wall-hung WC, spherical wash hand basin within a base level unit and walk-in shower unit with chrome shower attachment. Clouded glazed window to side and wall-mounted heated towel rail.

Outside

The property is situated on Packards Lane, accessed via an adopted single-track road with six-foot electric double gates opening into a gravel driveway which is flanked by a medieval moat on one side and border hedge on the other. The oval driveway has been designed to border a central expanse of lawn with ample parking. Border yew hedging creates a number of interesting paths and walkways providing an effect of a garden

maze of various paths, beds and outbuildings including an external store, studio, green houses and potting shed.

GARAGE: 5.80m x 5.30m (19' 0" x 17' 4")

OFFICE/STUDIO: 5.20m x 4.50m (17' 0" x 14' 9") Converted and fully insulated and heated as a standalone room with double doors to side opening to the gardens. A beautifully presented, bright space offering potential for a multitude of purposes, currently being utilised as an office/entertaining space.

The orientation of the property affords The Coach House a south-facing garden in which a central expanse of lawn is bordered by a range of intricate beds, mature trees, rear pathways and historic moat with walkway to a central island. A further expanse of lawn is set beyond an area of raised beds with a further vehicular access to Fordham Road. Offering grounds that enjoy decades of maturity, established borders, open expanses of lawn a pond and woodland walks. In all a total plot size of approximately 2.2 acres.

WORKSHOP: 4.1m x 2.3m (13' 5" x 7' 6")

AGENTS NOTE: The property has 300mb fibre optic installed with Highhawk bridge to the office.



The Coach House, Packards Lane, Wormingford, Essex, CO6 3AH



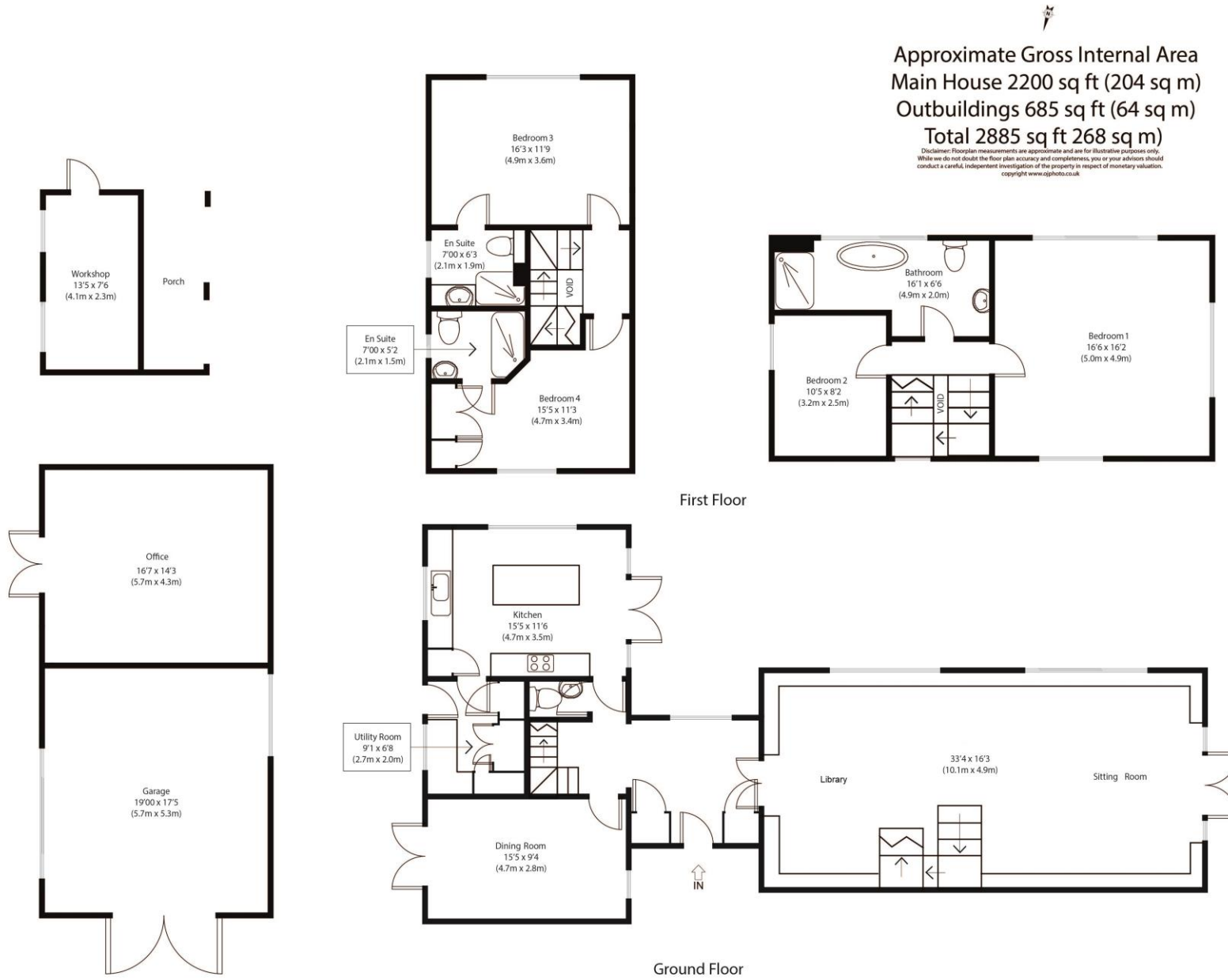
SERVICES: Mains water and electricity are connected. Private drainage. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Colchester Borough Council, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222).

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

The Coach House, Packards Lane, Wormingford, Essex, CO6 3AH



Approximate Gross Internal Area
 Main House 2200 sq ft (204 sq m)
 Outbuildings 685 sq ft (64 sq m)
Total 2885 sq ft 268 sq m

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.zipphoto.co.uk

First Floor

Ground Floor

