



6 Bedroom Detached House
Claycotts
Colchester, CO7 6UN

Sefftons
ESTATE & LETTING AGENT
£2,000,000
www.sefftons.co.uk



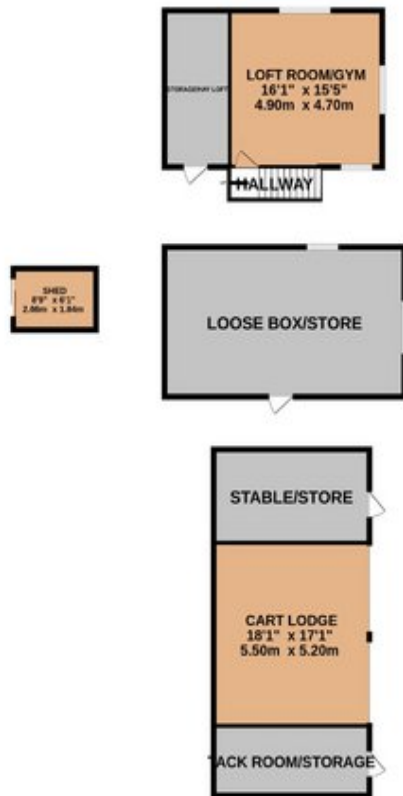
Claycotts, Colchester, CO7 6UN

Situated within the Dedham Vale Area of Outstanding Natural Beauty is this former Hall House, sitting on 11 acres STMS and believed to date back to the 1400s. The property has been lovingly maintained, and renovated in the early 1990s whilst still retaining a wealth of characterful, period features, including carved oak panelling, exposed beams and feature fireplaces. It sits on an exceptional plot measuring, to include paddocks, horse shelters and 3 acres of fishing lake.

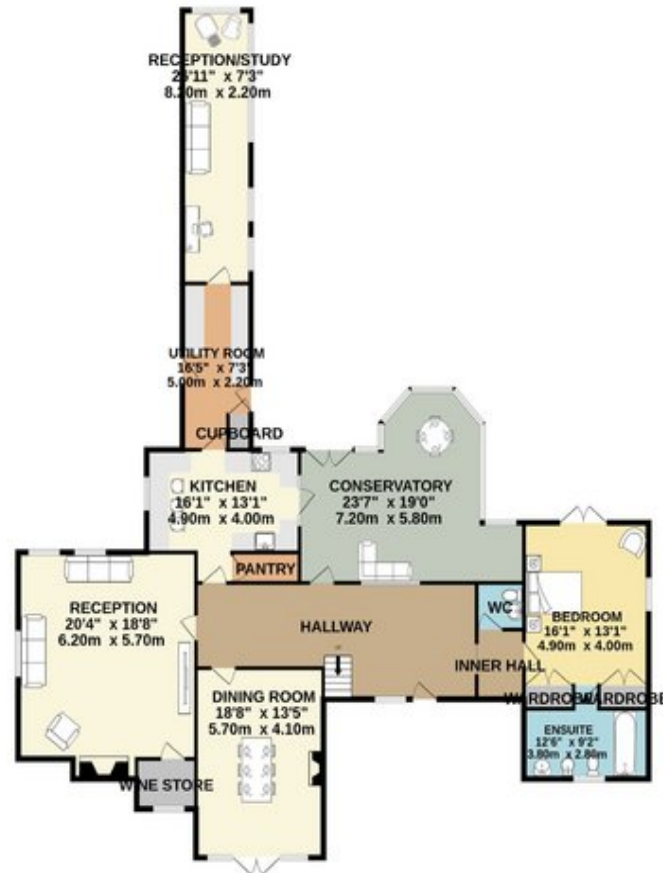
THE PROPERTY

A welcoming entrance hall with flagstone floor offers access into two reception rooms- one being the dining room to the front aspect with double doors, and bursting with original features, including wooden beams, floorboards, feature fireplace and a Priest hole. The main 20ft reception room features triple windows allowing in plenty of natural light, alongside another fireplace. The large reception/conservatory backs onto the fantastic rear gardens, making it well suited to hosting and entertaining.

OUTBUILDINGS
1370 sq.ft. (127.3 sq.m.) approx.



GROUND FLOOR
2187 sq.ft. (203.2 sq.m.) approx.



1ST FLOOR
1092 sq.ft. (101.5 sq.m.) approx.



TOTAL FLOOR AREA : 4649 sq.ft. (431.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

Sefftons
ESTATE & LETTING AGENT