



# MILLBROOKS

MILL LANE, COLNE ENGAINE, ESSEX





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## Rural living for the London commuter with great facilities to work from home

- Idyllic rural lifestyle
- Beautiful situation crisscrossed with footpaths and bridleways
- Just half a mile from the nearest village and its shop
- Magnificent Essex barn offers fantastic scope for a business
- Idyllic gardens and grounds
- Rail stations at Marks Tey and Kelvedon from 6 miles
- Amazing potential to work from home
- Large kitchen and cutting garden
- Fenced paddocks, Loddon stables and hay barn
- Charles Britton manège
- Synthetic chipping and putting golf green

### ABOUT 15 ACRES

Colne Engaine: 0.5 of a mile; Earls Colne: 1.5 miles; Halstead: 3 miles; Coggeshall: 6 miles; Marks Tey station: 6 miles (Liverpool Street 48 minutes); access A12: 7 miles; Kelvedon: 8 miles (Liverpool Street 43 minutes); Colchester: 9 miles.







## SITUATION

Millbrooks is delightfully situated in the Colne Valley, surrounded by beautiful countryside, nestling in its surroundings. Earls Colne provides local amenities with a wide range of shops. There is a further range of shops at Halstead with a main shopping centre at Colchester.

There are schools at Colchester, Halstead and Coggeshall and for the commuter there is a through train service from either Marks Tey or Kelvedon, with access onto the A12 at Kelvedon and Marks Tey.

## DESCRIPTION

Believed to date from the 1800s of part timber frame construction, Millbrooks is a delightful mix of period and contemporary, having been the subject of an extensive programme of refurbishment and extension by the present owners, beautifully marrying the old and the new. The expert craftsmanship and superb attention to detail is apparent in the quality of the finish and the accommodation is light and airy throughout.

## ACCOMMODATION

There is a beautiful entrance hall with a high ceiling overlooked by a galleried landing, above which is a central glass atrium. Off the entrance hall is a kitchen/breakfast/family room with bi-fold doors opening directly onto a terrace and the garden beyond. Also off the hall is a sitting room, snug with a Jydepejsen woodburner and access to the front door, a study and a garden room also with a woodburner. Located off the kitchen is a loggia and the utility room. On the first floor are five principal bedrooms including a spectacular master bedroom with a high vaulted ceiling and a large window framing the distant views over the garden and farmland beyond, and with an en suite bathroom. There are four further bedrooms, one with an en suite bathroom but also accessible separately as a family bathroom.

## OUTSIDE

Millbrooks is approached over a gravel drive through electric wooden gates leading to a parking area to the side of the house for a number of cars. The drive continues to a yard, on one side of which is a Charles Britton manège with a Martin Collins Equisand surface and on the other a part-brick and weather-boarded barn housing five Loden stables, a hay store/feed room, tack room and w.c. The beautiful gardens surround the house and have been lovingly created by the present owners with lawn areas, herbaceous borders, flower beds and terracing. Doors open out from the kitchen/breakfast/family room onto a large terrace and deck area leading to a lawn area and raised part-walled garden.

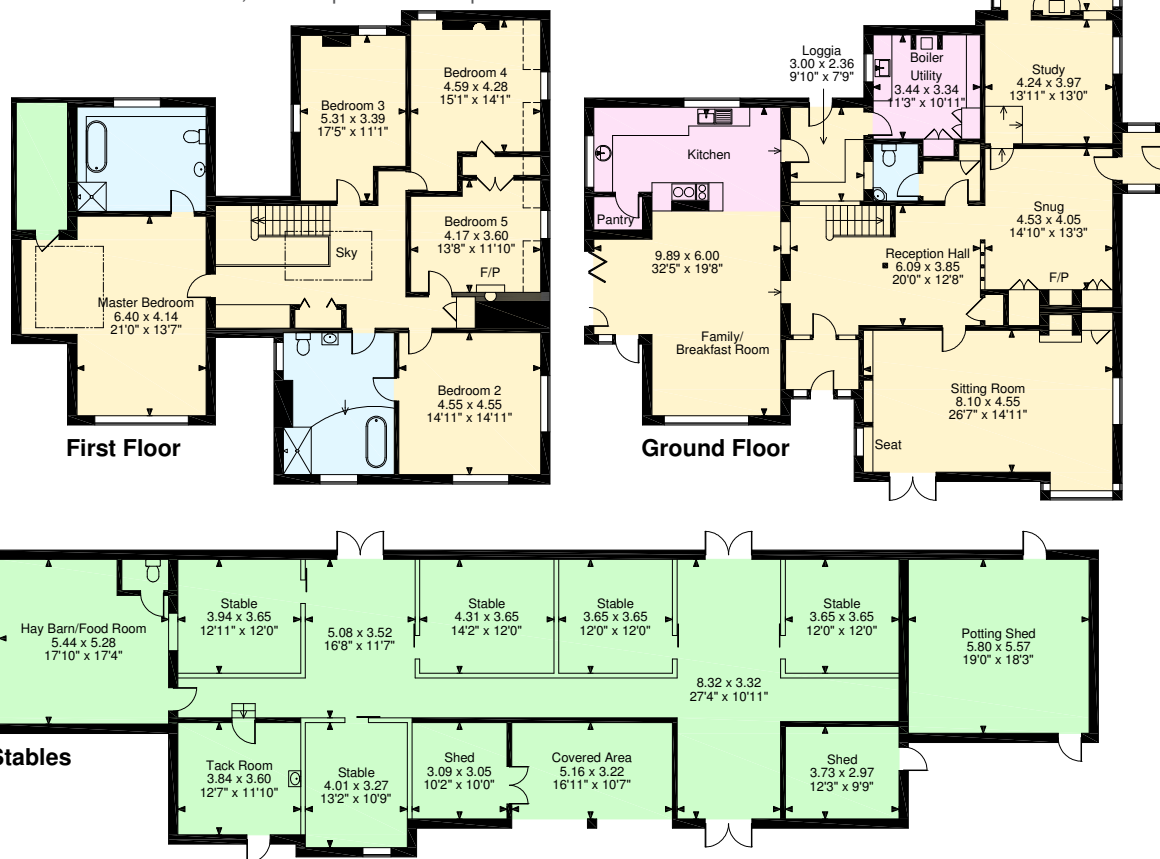


# FLOORPLANS

Main House gross internal area = 3,962 sq ft / 368 sq m

Covered Area gross internal area = 278 sq ft / 26 sq m

Stables gross internal area = 2,517 sq ft / 234 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Steps up from a side terrace lead up to flower beds and plants, trees and shrubs and a greenhouse. A gate to the west of the drive leads into the mill field incorporating a 'Southwest Greens' synthetic chipping and putting golf green in the grounds which extend away from the house, interspersed with numerous young trees with more mature trees and a stream along the boundary. Sloping uphill, away from the barn and house, are four fenced paddocks and on the other side of the lane is a cutting garden.

## GENERAL INFORMATION

**SERVICES** Mains water and electricity. Private drainage (treatment plant). Oil-fired heating.

**DIRECTIONS** From Coggeshall take the B1024 to Earls Colne. At Earls Colne take the second exit at the mini roundabout onto the A1124 onto Upper Holt Street. Proceed over the river bridge and turn left at the green into Colne Park Road. After about one mile take the first turning into Mill Lane and the property will be seen on the right-hand side just before crossing a stream bridge.

**POSTCODE** CO6 2HX

**VIEWING** Strictly by prior appointment with the sole agents Savills.

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