



A STUNNING LISTED SEVENTEENTH CENTURY COUNTRY HOUSE

ASH HOUSE, LITTLE BROMLEY,
MANNINGTREE, CO11 2QA

Freehold

savills



WEALTH OF ORIGINAL FEATURES AND MAGNIFICENT GARDENS

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Freehold

6 bedrooms ♦ 5 bath/shower rooms ♦ 4 receptions & study
♦ 2 cellars ♦ Playroom ♦ Triple bay cartlodge & garage ♦
Office, workshop & greenhouse ♦ Stunning gardens ♦ Walled
swimming pool & maze ♦ About 5.75 acres

Situation

Ash House is situated just outside the village of Little Bromley in a rural position. It is within easy reach of the centre of Manningtree which lies at the head of the Stour Estuary and is situated between Colchester, Ipswich and Harwich. It offers a wide variety of amenities including sailing, various pubs and restaurants, a supermarket, general stores, optician, doctors surgery, primary and secondary school, delicatessen, banks and sports centre. There are commuter trains from the main line station direct to London's Liverpool Street, taking approximately 55 minutes. The sought after villages of Dedham and East Bergholt are within just a few minutes' drive. The nearby town of Colchester, reputed to be the oldest recorded Roman town in Britain, and Ipswich, Suffolk's county town, also offer main line rail links as well as a wider range of shopping, educational and recreational facilities. There are regular ferry services to the continent from Harwich.

Description

Ash House is listed Grade II of special architectural or historic interest and is an outstanding country house believed to date from the seventeenth/ eighteenth century with later additions and alterations. The original building is constructed on a timber frame and plastered with a more recent brick extension, both of which are under a peg tiled roof. The property is situated in a very quiet location with wonderful views offered throughout the house.

Internally there are many exposed oak beams and rafters. There are fine fireplaces including inglenook, panelling, oak and stone floors as well as fascinating features throughout the house. The property has been extensively renovated, adapted and extended to an exceptionally high standard throughout cleverly combining historic features with modern day facilities. The spacious library with open fire gives access to the large kitchen/breakfast room fitted with bespoke wooden units with granite and wooden worktops, an island unit, Oil fired Aga, hob, built in dresser. Wide French doors lead out to a terrace which is perfect for al fresco dining. A secret spiral cellar is hidden between the library and boot room. Beyond the boot room lies the main reception rooms which include the dining room, drawing room, sitting room as well as a study, utility and cloakroom.



The first floor is reached via an oak staircase giving access to an impressive vaulted master suite with exposed beams, open fire, en suite shower room and a mezzanine area which houses a dressing room and luxurious bathroom with slipper bath. There are a further 5 bedrooms and 3 bath/shower rooms (1 en suite). Bedroom five has the benefit of a mezzanine study area.

Outside

The grounds of Ash House are entered via wooden gates past pleached limes, along a gravelled drive to one side of which stands the triple cart lodge and garage. The drive culminates in a graveled parking sweep enclosed by impressive high, curved brick walls adorned with wisteria. The 'All Seasons' gardens are of particular note having been lovingly cultivated by the current owners providing colour throughout the year. The garden design is laid out as a set of rooms all offering a different visual and sensory experiences and vistas. High Yew hedging with windows has created a circular and a half moon lawn around which lie a variety of winter flowers, scented shrubs and varieties of trees including several magnolia and a maze.

The 25m swimming pool is situated within a walled garden offering a high degree of privacy and seclusion with both sub-tropical and Mediterranean planting on opposite sides of the pool. The pool house has a wet room, changing room and a covered table area. The pool is heated via solar panels and oil boilers.

The land lying along the eastern boundary is laid to grass with mown paths. Extensive specimen trees have been planted.

Outbuildings

An extensive outbuilding built to an exceptionally high standard is situated close to the house providing a spacious workshop, office, large two part cellar and impressive greenhouse.

Services

Mains electricity and water. Private drainage. Oil fired central heating, wet and electric underfloor heating in parts of the house.

Directions

From London – By road take the A12 via Chelmsford and Colchester. At Colchester north take A120 to Harwich. The A120 is dual carriageway for 5 or 6 miles; then becomes single carriageway for ½ a mile before reverting to dual carriageway. At this point there is a sign to little Bromley to the left. Turn left onto Shop Road and right onto Ardleigh Road and Ash House will be found on the left.

Tenure:

Freehold

Local Authority:

Tendring District Council

Outgoings:

Council Tax Band G





Ardleigh Road, Little Bromley, Manningtree, CO11

Main House Gross internal floor area (approx):

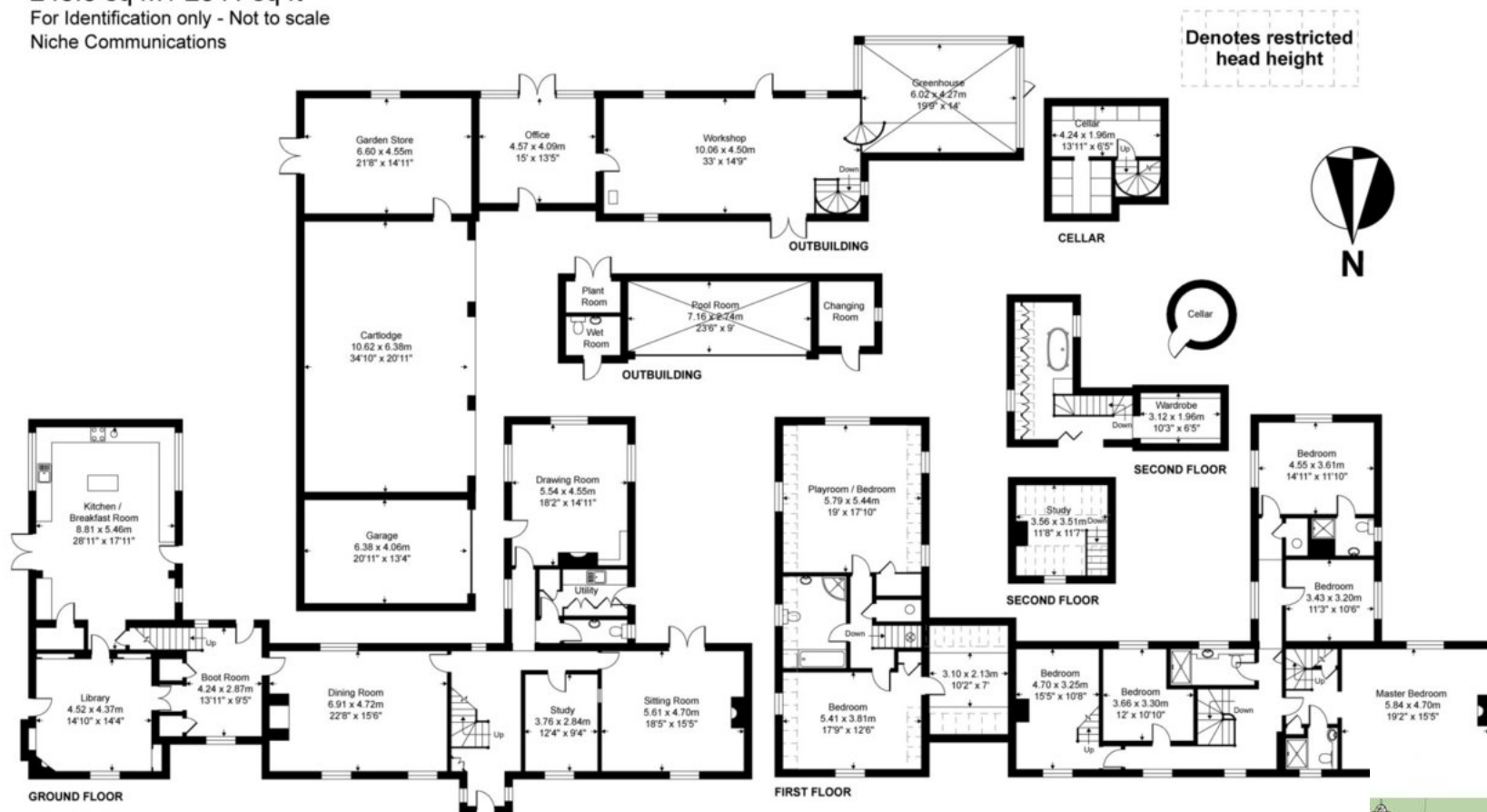
466.6 sq m / 5023 sq ft (Excludes Restricted Head Height & Includes Garage)

Outbuildings Gross internal floor area (approx):

245.3 sq m / 2641 sq ft

For Identification only - Not to scale

Niche Communications



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