



SOMERSON HOUSE, NEW ROAD

ALDHAM, COLCHESTER, CO6 3PN

NP NICHOLAS
PERCIVAL

Somerson House is an impressive 5-bedroom residence dating from the 16 century and occupies a prominent position in the sought-after village of Aldham.

Over 4300 square feet of accommodation across three floors and circa 3 acres.



Property

Featuring 5 reception rooms, kitchen/breakfast room, utility room, boot room, family bathroom, family shower room and two en-suites. A formal reception hall provides stairs to first floor and a wood burner, with access to the former traditional main entrance, which is now utilised as a study. The spacious main living room offers truly enviable views to the south east over the formal gardens via a delightful bay window with doors leading out to a sun terrace. The kitchen/breakfast room features a luxurious fitted kitchen supplied via deVOL of London and features a combination of oak and granite

worksurfaces, with a complementary central island, the main focal point of the kitchen is the AGA, positioned to provide a low level partition between the kitchen and the breakfast room which is currently utilised as an additional family room.

Outside

Accessed via a large gravel driveway which is set behind a secure remote operated timber gate. The entire perimeter is fully enclosed and provides a very high degree of seclusion. Outbuildings comprise 3 large kennels, double bay cart lodge and two large storage barns, one of which is 2 storey. A large sun terrace and

patio area wrap around the south westerly side of Somerson House and can be directly accessed by 5 separate rooms, this delightful aspect gives a stunning view over the beautifully maintained formal gardens and meadow style garden beyond.

Situation

Located in the picturesque village of Aldham to the west of Colchester in the Colne Valley, Marks Tey mainline station is a short drive away and offers journey times to London Liverpool in less than 1 hour. Junction 26 of the A12 is circa 2 miles away and provides access to the M25,

London, Ipswich, as well as access to the A120 through to Stansted International Airport and the M11.

Colchester was recently granted City status and provides a vast array of shopping facilities and other amenities associated with a large regional City. Private schooling options of Holmwood House, St. Marys School for girls and Colchester High School within easy reach, Colchester Royal Grammar School is also nearby. The Colne Valley provides countless scenic walks, with many renowned local public houses and restaurants.





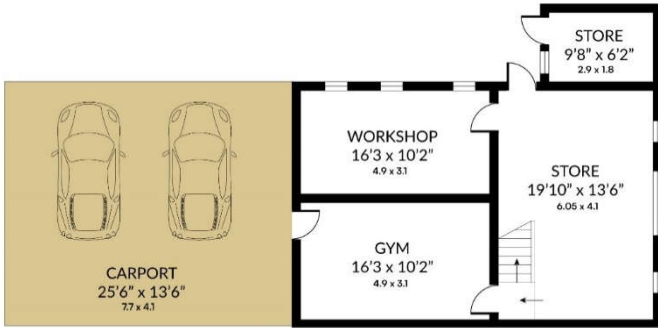
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, water and drainage are connected. Oil fired central heating. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester Borough Council, Tel 01206 282 222. **COUNCIL TAX:** Band G. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk). We routinely refer clients to Flagstone Mortgages for independent mortgage and protection advice. It is your decision whether you choose to deal with Flagstone Mortgages. In making that decision, you should know that we receive gratuities from Flagstone Mortgages worth approximately £50 per transaction. **NICHOLAS PERCIVAL** are proud to be members of:



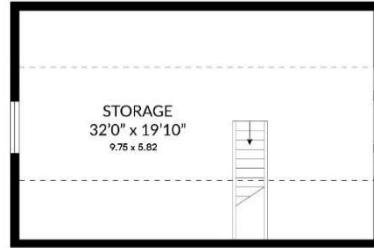




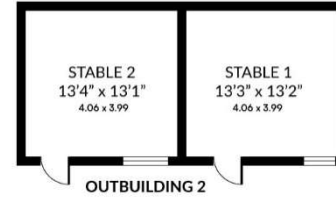
NORTH



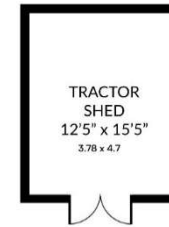
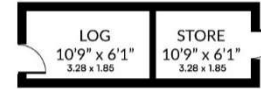
OUTBUILDING 1 GROUND FLOOR



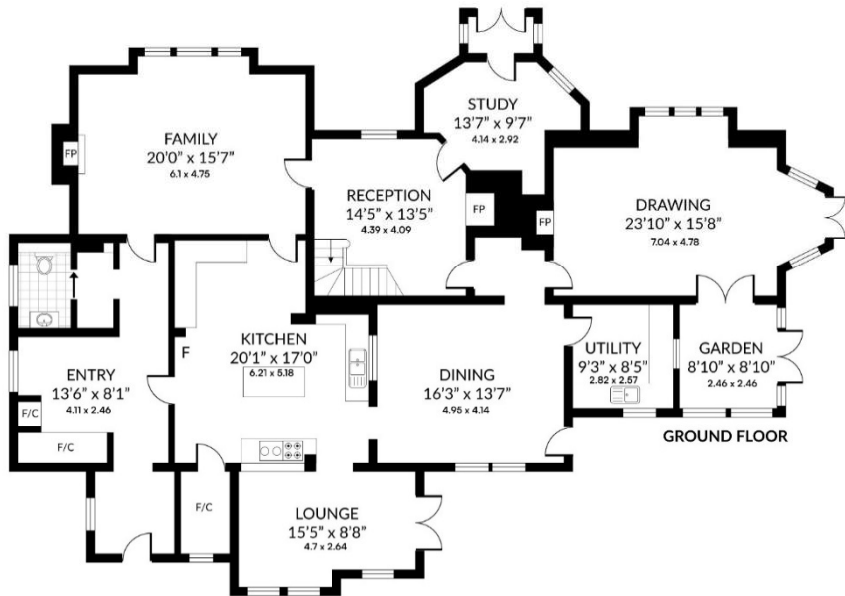
OUTBUILDING 1 FIRST FLOOR



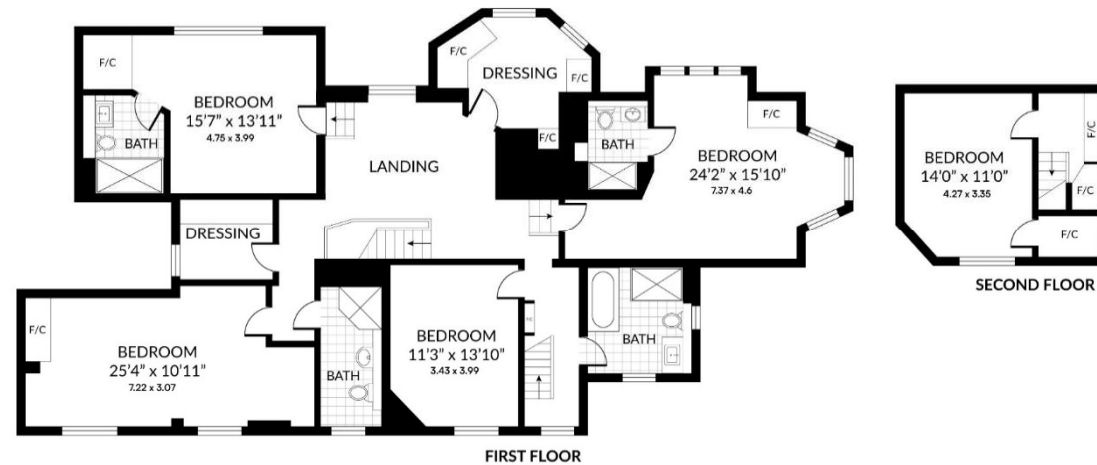
OUTBUILDING 2



TRACTOR SHED
12'5" x 15'5"
3.78 x 4.7



GROUND FLOOR



FIRST FLOOR

SECOND FLOOR

Internal 4379ft² / 406.8m²

5 x 4 x 2 x

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