



HORKESLEY
HAMLET

C A U S E W A Y S

MERSEAHOMES

EST. 1947



WELCOME TO CAUSEWAYS

Waking up to views out over the fields, the new owners of Causeways may catch sight of the odd deer through the early morning mist or red kites swooping in the skies above.

This four-bedroom family home sits on the edge of Horkesley Hamlet and as such captures scenic vistas out across the community's rural surroundings.

Referencing through its name the safe passage that was created for travellers crossing Horkesley Heath in centuries gone by, this is a home that has its own story to tell.



WELCOME HOME

Standing proudly in its corner position, it presents an exterior inspired by a property that might once have stood here back in the 19th century.

Possibly a welcoming coaching inn, where those journeying between London and Colchester might have paused, its symmetrical façade, limewashed brickwork and sash windows echo its past.

Yet with an interior designed to high 21st-century specifications, Causeways is in reality a home for modern family living.

With a splendid central hall leading into generous family living space, it is also far more capacious inside than those passing by might realise.

To the right of the reception hall, a sizeable drawing room offers ample space for relaxation in the warming glow of the wood burner, which is set into an inglenook fireplace.

A dining room opposite is an outstanding space for entertaining but could also be arranged as a study or playroom, should that better meet the family's requirements.





Computer generated image



ATTENTION TO DETAIL

The family room, with its vaulted ceiling, and the kitchen, with its stylish central island with breakfast bar, both feature French windows, providing an easy flow out into the garden.

A door from the family room opens into a useful covered passageway leading to the double garage; there is also a cloakroom downstairs at Causeways, plus a sizeable boot room for side access after long country walks.

Upstairs, a gorgeous galleried landing leads to the bedrooms and bathrooms, including the master suite. In addition to its enviable outlook, this enjoys a large en-suite shower room and commodious fitted wardrobes.

The second bedroom, which also has field views, also benefits from an en-suite shower room, while the two remaining bedrooms share the attractive family bathroom.

Set back and with a generous frontage, Causeways sits in expansive, wrap-around gardens where the new owners will be able to bask in sunshine over coffee or a glass of wine.

The garage features a useful log and bicycle store for those eager to explore the picturesque Essex countryside on two wheels, before returning home to toast beside a crackling fire.

Every last detail on each unique home was carefully worked through and then adjusted as necessary at every stage, right through to final completion.



Front Elevation



Side Elevation



Rear Elevation



Side Elevation



First Floor

GROUND FLOOR

| | | |
|-------------|---------------|--------------|
| Kitchen | 16'4" x 15'7" | 5.03 x 4.81m |
| Dining | 13'8" x 12'2" | 4.23 x 3.73m |
| Family Room | 17'9" x 16'0" | 5.47 x 4.90m |
| Living Room | 17'1" x 17'1" | 5.23 x 5.23m |

FIRST FLOOR

| | | |
|-----------|---------------|--------------|
| Bedroom 1 | 17'1" x 15'9" | 5.23 x 4.85m |
| Bedroom 2 | 15'6" x 12'4" | 4.78 x 3.67m |
| Bedroom 3 | 13'9" x 10'4" | 4.25 x 3.20m |
| Bedroom 4 | 12'2" x 8'7" | 3.70 x 2.62m |



SPECIFICATION

GENERAL

- ~ Dimity painted Flemish bond brick with black painted plinth. Spicer Hanbury Burmarsh tile to main house. Spicer Hanbury Burmarsh tile, black weatherboarding log store with County pantile.
- ~ Traditional double glazed timber sash windows and full height glazed screens painted platinum grey.
- ~ External doors with multi lock system.
- ~ Modern living design Contemporary Classic interior approach.
- ~ Painted panel doors with knobs.
- ~ Feature vaulted ceiling to Family Room with rooflights.
- ~ Cut string painted staircase.
- ~ All Bedrooms with fitted wardrobes (excluding Bedroom 4).
- ~ Farrow and Ball paint colours to be chosen by client subject to stage of construction.
- ~ Wood burner to Living Room.
- ~ Underfloor heating to Ground Floor. Holland Park Flooring to Kitchen, Boot Room, Family Room and WC.
- ~ Gas fired central heating.
- ~ Fibre to the premises superfast broadband.
- ~ NHBC 10 year new home warranty.

KITCHEN & BOOT ROOM

- ~ Individually designed Kitchen with Granite/Quartz worktops. Finishes chosen by client subject to stage of construction.
- ~ Built in quality appliances including ovens, plate warmer, dishwasher, integrated column fridge, integrated column freezer and waste disposal unit to sink.

ELECTRICAL

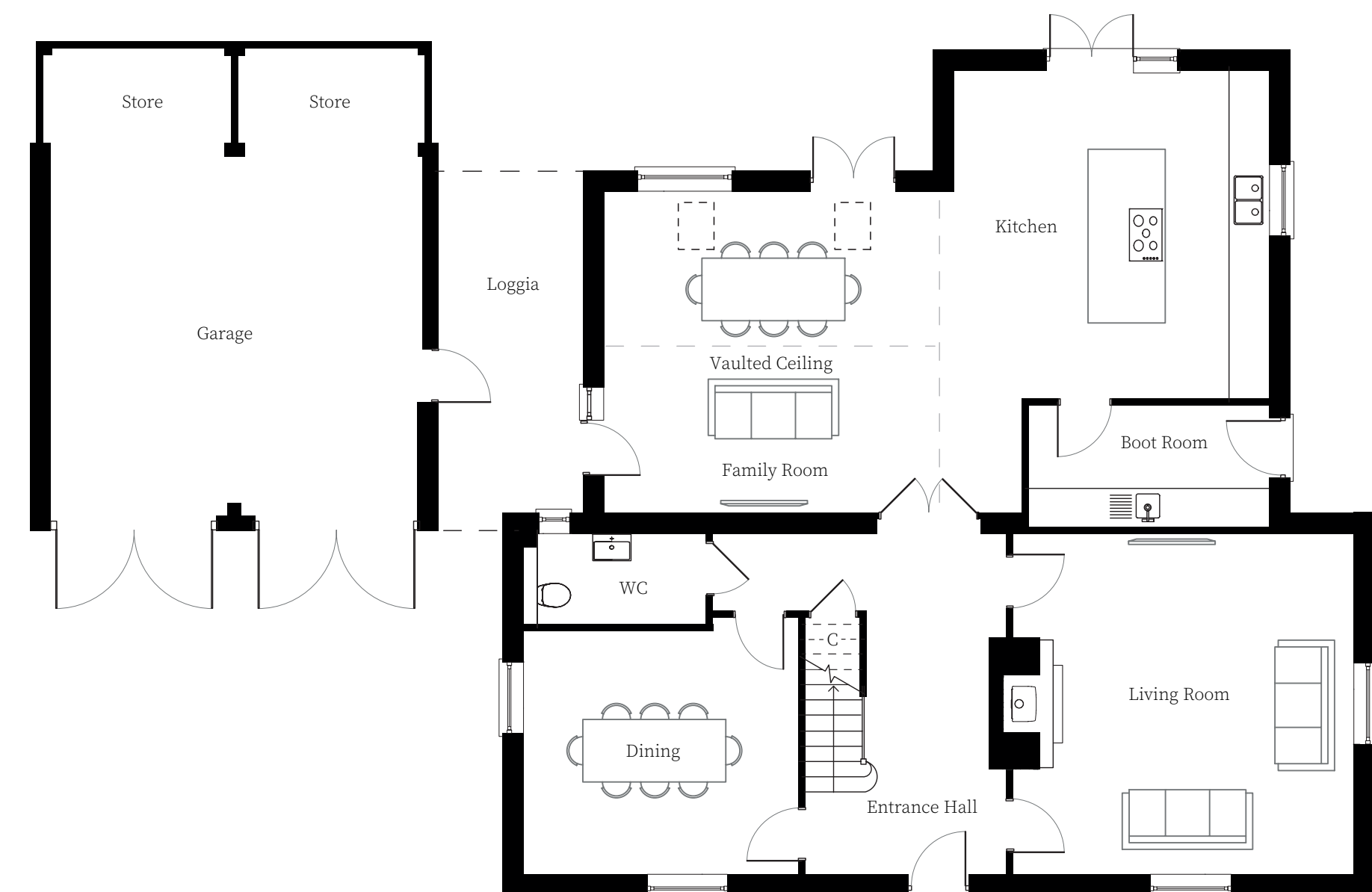
- ~ Generous provision of switches and sockets throughout.
- ~ Dimmer switches to selected rooms.
- ~ A mixture of LED downlighters and light points.
- ~ Cat6 data wiring, telephone points and TV aerial points.
- ~ Mains wired smoke alarms.
- ~ Outside lighting.

BATHROOMS & EN-SUITES

- ~ Fitted Bathrooms with Porcelanosa ceramic tiling to be chosen by client subject to stage of construction.
- ~ Villeroy & Boch vanity units and sanitaryware.
- ~ Vado brassware and shower fittings.
- ~ Merlyn shower screens.
- ~ Heated towel rails.
- ~ Holland Park Flooring (including Cloakroom) to be chosen by client subject to stage of construction.

EXTERNALS

- ~ Landscaped front garden, rear garden turfed.
- ~ Carefully designed private road with buff rolled stone finish over asphalt.
- ~ Rear paths and patios in stone paving.
- ~ Double garage with additional rear storage space.



Ground Floor