



HORKESLEY
HAMLET

T H E C A R T L O D G E

MERSEAHOMES

EST. 1947



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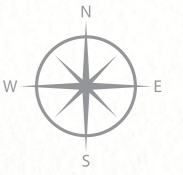


WELCOME TO THE CARTLODGE

Harking back to times gone by, when residents would have worked on the land or in weaving or wool, the Cartlodge looks out over a landscape that has changed little over the centuries.

A home externally similar to this might perhaps have belonged to shearers in the post-Medieval era and, as such, could well have incorporated a barn for livestock.

This generous property could even once have been two homes or barns, where animals and their owners might have lived side by side and where wool was sheared, washed and combed out for weaving.



WELCOME HOME

Nestled on the fringes of Horkesley Hamlet, the Cartlodge has been creatively designed to appeal to those seeking a separate annexe suite, perhaps for guests or family members.

The property as a whole features two sections – both with views out over meadowland towards the church – that are adjoined by an open car port, leading through to the garden, courtyard and garage entrance.

At one end, there is a barn-style building, clad in traditional, vertical, black Essex weatherboarding, and with the garage below and annexe above.

At the other, a handsome, red-brick main house encompasses impressive, ground-floor living space and three beautiful en-suite bedrooms.

Stepping into the entrance hall from the front door, family members will be able to wander through to the drawing room, to settle for a spell on comfortable seating, or pass through a brick feature wall to more social space.





Computer generated image



ATTENTION TO DETAIL

The kitchen and family room, which can also be entered via double doors from the hall, is a gorgeous, light-filled area, with a door out to the garden.

The kitchen, with its vaulted ceiling and central island, is beautifully designed to make home cooking easy, while the family room could be used for dining or relaxation, depending on the new owners' needs. Also downstairs at the Cartlodge, is a study for home working, a large boot room for pulling off wellies and drying dogs, and a useful cloakroom.

The first floor of the property has been designed and finished with equal attention to detail. In the master bedroom, the new owners will wake up to picturesque views out over the village green and fields, towards 12th-century All Saints Church.

This sumptuous space embraces a generous en-suite bathroom and walk-in wardrobe, as well as the inviting, dual-aspect bedroom.

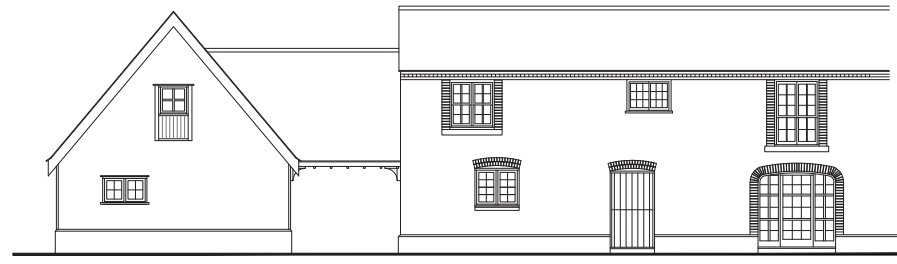
The third bedroom, with an en-suite shower room, shares the same scenic views, while the second bedroom, also enjoying an en-suite shower room, overlooks the garden.

The Cartlodge is the only home at Horkesley Hamlet to have been designed with an annexe; this is accessed via a private entrance and comprises a bedroom and en-suite shower room.

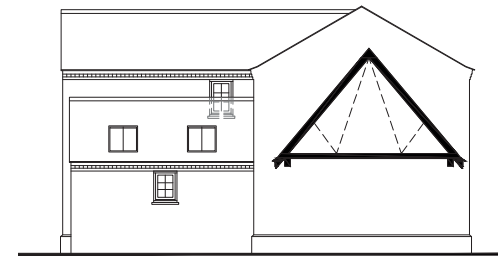
With a large south-facing garden, catching the sun throughout the day, and tucked away at the end of a private drive, the Cartlodge is a home for those who savour outdoor as much as indoor living.

It brings a flavour of country life, with tranquillity and seclusion, while still being very much part of Horkesley Hamlet and its unique and truly special conception.

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



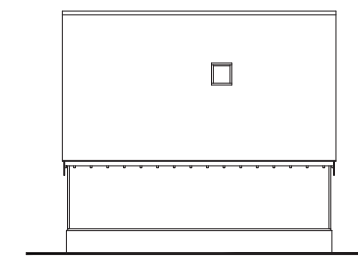
Front Elevation



Side Elevation



Rear Elevation



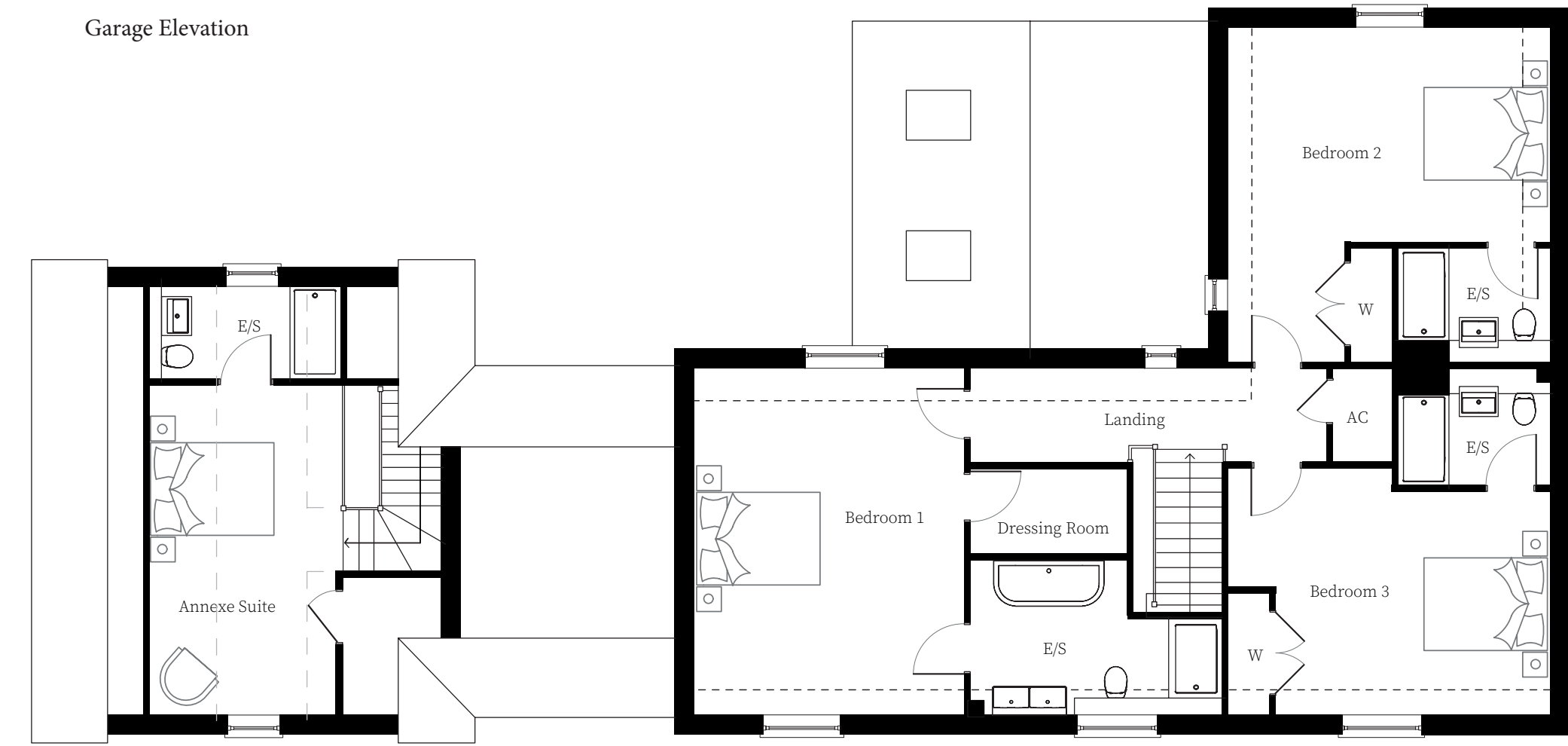
Garage Elevation

GROUND FLOOR

Kitchen/Dining/Family	33'3" x 15'9"	10.18 x 4.88m
Study Room	9'9" x 9'2"	3.03 x 2.82m
Living Room	16'7" x 15'6"	5.12 x 4.78m

FIRST FLOOR

Bedroom 1	16'7" x 13'2"	5.12 x 4.04m
Bedroom 2	15'6" x 10'4"	4.78 x 3.17m
Bedroom 3	15'7" x 10'7"	4.80 x 3.29m
Annex Suite	14'9" x 9'1"	4.56 x 2.79m



First Floor

SPECIFICATION

GENERAL

- ~ Bamford Blend to main house & Anglian Orange brick to rear projection. Slate roof to house. Annex in black vertical weatherboard and country pantile.
- ~ Traditional double glazed timber windows painted black.
- ~ External doors with multi lock system.
- ~ Modern living design with open plan interior approach.
- ~ Separate guest suite with En-suite in Garage Annex.
- ~ Oak internal doors with black ironmongery.
- ~ Feature face brickwork wall to Family & Living room.
- ~ Vaulted ceiling with skylights to Kitchen.
- ~ Master Bedroom with fitted walk in wardrobe.
- ~ Bedroom 2 built in wardrobe.
- ~ Farrow & Ball paint colours to be chosen by client subject to stage of construction.
- ~ Underfloor heating to Ground Floor. Ceramic tile flooring to Kitchen, Boot Room, Family/Dining & WC.
- ~ Gas fired central heating.
- ~ Fibre to premises superfast broadband.
- ~ NHBC 10 year new home warranty.

KITCHEN & BOOT ROOM

- ~ Individually designed Kitchen with Dekton 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 & waste disposal unit to sink.

ELECTRICAL

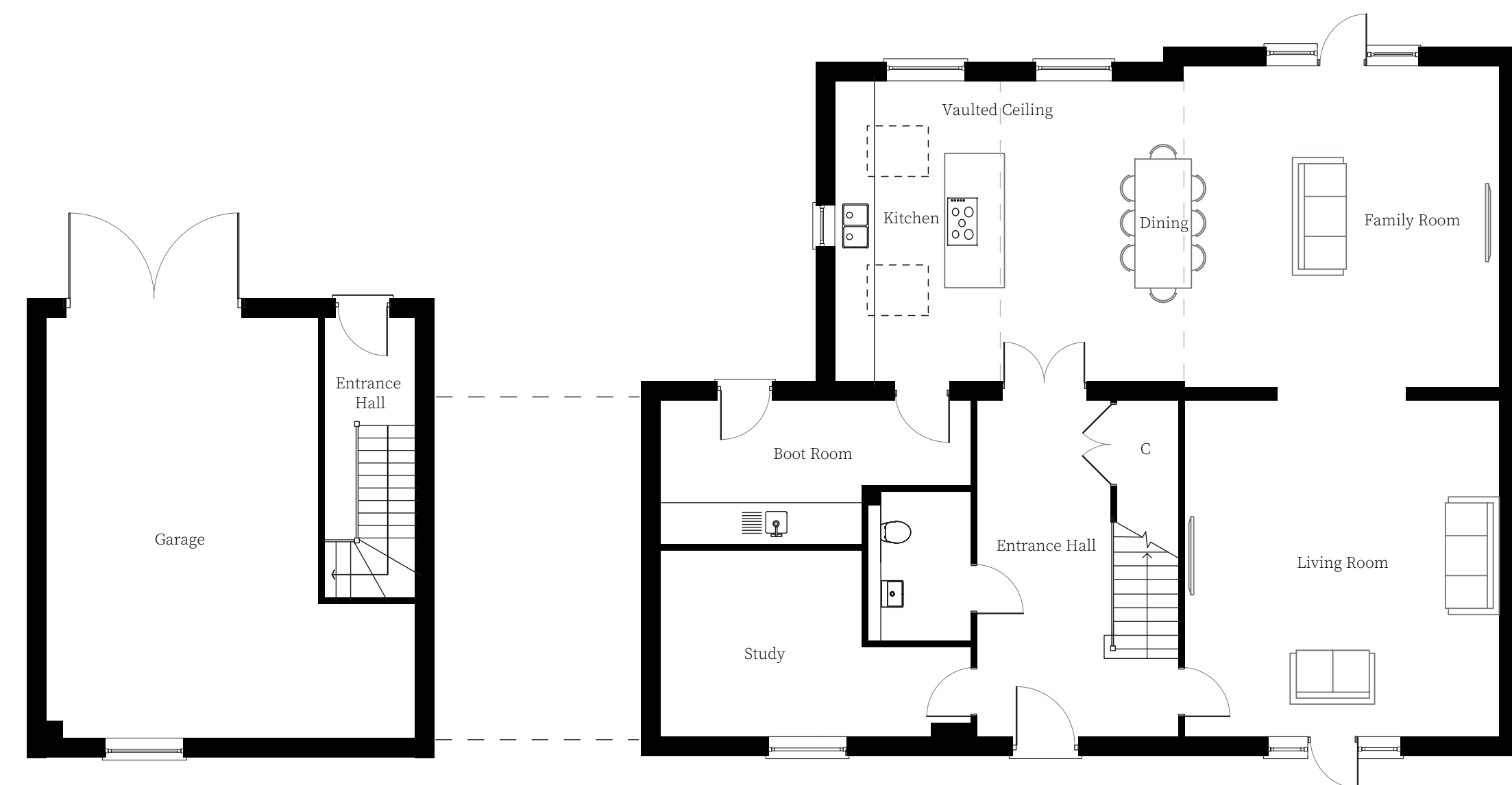
- ~ Generous provision of switches and sockets throughout.
- ~ Dimmer switches to selected rooms.
- ~ A mixture of wall lights, LED downlighters and light points.
- ~ Cat6 data wiring, telephone points and TV aerial points.
- ~ Mains wired smoke alarms.
- ~ Outside lighting.

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 to be chosen by client subject to stage of construction.

EXTERNALS

- ~ Landscaped front garden, rear garden turfed.
- ~ Carefully designed private roads with buff rolled stone finish.
- ~ Rear paths and patios in stone paving.
- ~ Gated rear courtyard.



Ground Floor