



HILLCREST, NETHER HILL

Gestingthorpe, Halstead, Essex

DAVID
BURR



Hillcrest, Nether Hill, Gestingthorpe, Halstead, Essex, CO9 3BD

Hillcrest offers sumptuously appointed family accommodation that combines a high degree of versatility and practicality along with fine period detailing throughout. The principal reception room is situated in the centre of the house and has exposed ceiling beams and an impressive inglenook fireplace with inset wood-burning stove on a raised brick hearth. The room benefits from a dual aspect and takes in views to the gardens and rolling countryside beyond. From here, the delightful snug or fourth bedroom can be accessed which again has exposed ceiling beams, French doors accessing a terrace, and delightful views to the front elevation. From the sitting room the feature arch accesses a delightful study/dining room which has exposed ceiling beams and a feature red brick fireplace. It also benefits from the delightful views over open countryside to its front elevation.

Open oak studwork directly accesses the stunning kitchen breakfast room which has been fitted throughout with bespoke Baker & Baker units which are panel-fronted and painted, and topped with Brazilian snake granite. There is a large central island unit, which has an induction hob, opposite which is a Rayburn cooking range. There is a further preparation sink to the rear elevation of the kitchen and a complete bespoke range of storage units. It is a simply stunning room with a vaulted ceiling and exposed oak framework on display and bi-fold doors leading to the rear garden and terrace.

The remainder of the ground floor comprises a beautifully appointed family bathroom with matching three-piece suite which has travertine flooring and tiled walls. Immediately adjacent to this is a cloakroom.

The first floor is equally delightful and displays fine period features and all the rooms benefit from the stunning views across the open countryside and to the rear gardens. The principal bedroom is situated to the southerly elevation of the property and has a complete range of bespoke fitted wardrobes and steps rise to a lavishly appointed en-suite bath/shower room which has 'his and hers' sinks and a large corner bath. The two remaining bedrooms both have fitted wardrobes and display exposed oak framework.

It would be fair to say that Hillcrest is a simply delightful period cottage in a beautiful location in one of the county's most sought after villages.

Outside

Hillcrest is approached via an ornately paved drive leading to an extensive area of parking. To the front of the house is solid oak post and rail fencing which flanks an ornate paved terrace. An attractive pair of oak five-bar gates lead to an area of parking adjacent to which is a former brick-built outbuilding with tiled roof which provides storage and workshop space.

The rear gardens are an absolute delight and benefit from a South and Westerly aspect, enabling them to take advantage of the all-day sun. There is a large terrace to the rear of the property which is accessed via bi-fold doors from the kitchen/breakfast room making it ideally suited to large-scale family entertaining. This terrace runs the complete length of the house and is bordered by raised sleeper and brick beds which are densely stocked with a variety of shrubs, perennials and roses that provide year round interest. Beyond this border are large expanses of neatly manicured lawn with a mature apple tree providing a focal point and a further border with ornate iron arch leads to a further expanse of lawn.

The rear boundary of the garden is defined by mature mixed native hedging. There is an area of hardstanding adjacent to a mellow soft red brick wall which would provide the perfect location for a greenhouse or summer house if so desired.

It would be fair to say, that Hillcrest is a simply beautiful detached period property with delightful gardens that provide year-round interest.

The immaculately presented accommodation comprises:

Entrance Hall	Galleried landing
Sitting room	3 Bedrooms
Dining room	En-suite bath/shower room
Snug/bedroom 4	Cloakroom
Kitchen breakfast room	Attractive gardens
Family bathroom	Brick and tiled storage building



Access

Halstead 5 miles

Braintree – Liverpool St 60 mins

Braintree 9 miles

Stansted approx 30 mins

Sudbury 5 miles

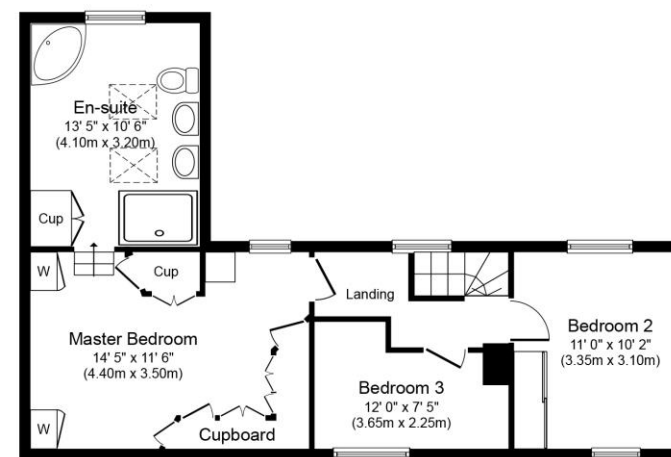
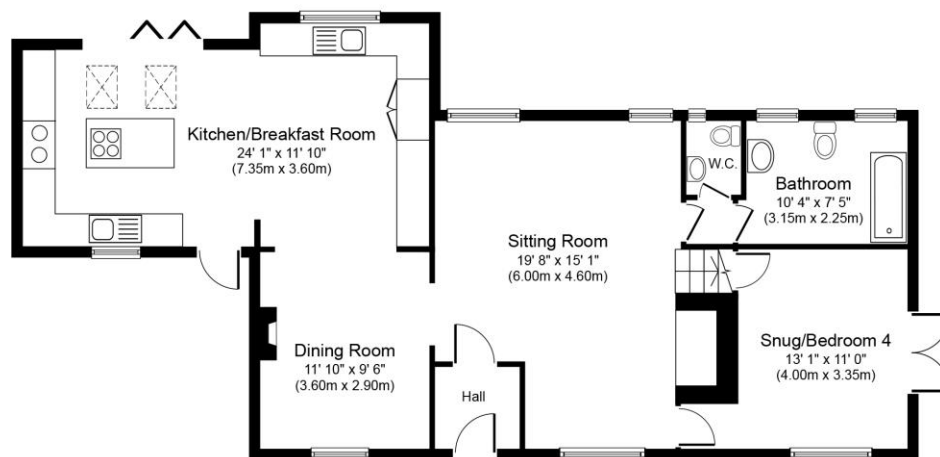
M25 J27 approx 50 mins

Location

Gestingthorpe is a most attractive rural village with 'The Pheasant' restaurant/public house, parish church and village green. The market towns of Sudbury with commuter rail link and Halstead are close by as is Braintree with mainline station and many amenities and services.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2017 | www.houseviz.com

Additional information

Services: Main water, electricity and septic tank.

Gas fired heating to radiators. EPC rating: E

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr.

DAVIDBURR.CO.UK

Contact details

Castle Hedingham (01787) 463404

Long Melford (01787) 883144

Clare (01787) 277811

Leavenheath (01206) 263007

Woolpit (01359) 245245

Bury St Edmunds (01284) 725525

Newmarket (01638) 669035

London (020) 7390888

Linton & Villages (01440) 784 346

NOTICE. Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

**DAVID
BURR**