



TUCKLANDS

North end Road, Gestingthorpe, Halstead, Essex.





Tucklands, North End Road, Gestingthorpe, Halstead, Essex, CO9 3BW.

Tucklands is an exceptional bespoke country house enjoying a superb elevated position, overlooking a valley towards the Suffolk border, set within landscaped grounds of a predominantly south facing aspect with fine views in all directions. The property has been constructed in a classical Neo-Georgian style with elegant proportions throughout, which combine the luxury of grand country living with the convenience of modern construction and traditional materials.

The dimensions of the property are truly impressive, with 12'6" ceilings throughout the ground floor, six panel doors to all the reception rooms, all of which are 9' high, sash windows throughout with a height of 9', deep moulded skirting boards, intricate architraving and detailed ceiling cornices. The attention to detail is exemplary throughout, with carved stone fireplaces in the principal reception areas, Portuguese limestone flooring to the main reception areas and kitchen.

The entrance door is panelled and glazed with a carved stone surround enhanced by Doric columns and a detailed pediment above. The reception hall is particularly striking, with limestone flooring, and a curved cantilevered limestone staircase, with ornate balustrades, opening to a circular gallery with detailed plaster panels. The dining hall is situated in the centre of the property, with open views to the front gardens and valley beyond, with a door leading to semi-circular steps to the front. It is the perfect entertaining area, being adjacent to the reception hall, and has a large carved stone fire surround with fluted detailing to the sides and a stone mantelpiece.

The drawing room and morning room provide formal

entertaining areas, and are situated on the easterly elevation of the property, and benefit from the same impressive proportions, with the drawing room having an identical fire place to the dining hall which forms an attractive focal point.

The kitchen/breakfast room/day room run the entire depth of the property on the westerly elevation, and have a triple aspect, with a door leading to the terrace, making it ideally suited to large scale gatherings. This room provides perfect informal family space on a day to day basis. The kitchen area is particularly impressive, with built in appliances to include twin Miele ovens, a Siemens induction hob, dishwasher, fridge/freezer and a twin Gaggenau wine cooler, within a bespoke free standing cabinet. There is a substantial island unit with a curved breakfast bar, sinks and tap that provides boiling and chilled water. The breakfast area and day room allow the occupants to fully appreciate the proportions of this stunning room, and there is a generous pantry that adds to the practicality. The remainder of the ground floor comprises a lavishly appointed cloakroom and extensive storage.

The first floor is equally impressive, with a stunning galleried landing and a ceiling heights of 9'8". Fabulous views are provided by three sash windows to the south facing grounds and fields beyond. The semi-circular stairwell is truly impressive, and the principal bedrooms are all accessed via four panel doors. The principal suite is situated on the westerly elevation and runs the entire depth of the property, and has twin dressing rooms, and a lavishly appointed bath/shower room with twin sinks, a rectangular ended bath set within a tiled plinth, and a large walk in shower cubicle. There are three further guest suites on this floor, all with their own individual shower rooms, which provide extensive family space.



The second floor offers greater flexibility for family living, and could readily form a single contained unit if desired. It has a large centrally situated bedroom, which has twin roof lights, and stunning views to the rear via two sash windows. There is a spacious en-suite shower room with matching white suite. This bedroom is flanked by two further equally sized rooms that could provide a multitude of uses, such as games rooms, studies or further sleeping space.

The basement has a separate external access, allowing it to be used as a self-contained living area, which is ideally suited to a live-in au-pair or home help. Currently the present owners use this area as entertaining space, and as such it is perfectly equipped for this purpose. There is a large reception room, which can be utilised as a sitting room or party room, depending on your preference, which is directly adjacent to a bar area with its own space for relaxing. There is an exceptionally well-appointed kitchen/breakfast room, which is extensively fitted with maple units, with integral appliances to include a Neff oven, Siemens hob, Miele fridge freezer and dishwasher. A substantial bedroom has its own en-suite wet room, and there is a further cloakroom. The remainder of this level comprises a plant/utility room, and a large laundry/storage room.

Tucklands is approached via ornate wrought iron gates which are hung on iron posts and are electrically operated. A sweeping drive, lined with ornamental pear trees winds to the easterly aspect of the grounds and arrives to the rear of the property, providing extensive parking, in front of the detached triple garage, which has electrically operated doors. The grounds to the front of the property slope toward the brook, and there is a large pond providing a focal point, which has a small copse at one end. There is further planting to the sides of the

drive, which includes attractive silver birch trees and mature hedge boundaries, with the remainder comprising large expanses of lawn.

Immediately adjacent to the westerly elevation of the property, and accessed via the kitchen/breakfast room is a delightful stone terrace, which is bordered by neatly clipped topiary laurel bushes, which provides fantastic family entertaining space, which is enhanced by an undercover seating area, which benefits from delightful views across the grounds and valley.

To the rear of the property, on the southerly aspect, which is bordered by mature hedging, is a large grass paddock, which could be utilised for a variety of purposes. More importantly it provides complete privacy and backs directly onto open farmland, and there is a natural pond in the south westerly corner.



Agents notes:

The under floor heating is zoned for each floor, and each individual room. The second floor has heating via radiators.

The electrics are on individual circuits for each floor.

There is a licensed bore hole on the property (currently unused).

Three phase electricity is available.

Broadband is currently supplied by County Broadband.

The property benefits from permitted development rights, on a scale commensurate with the proportions of the current building. As such there is scope for the erection of further outbuildings (subject to planning).

The windows benefit from ten year guarantees, and are covered externally with aluminium paint which the manufacturers state should last thirty years.

The electrics are Category 5 rated.

The property has been constructed in a traditional manner with solid internal walls, and concrete floors to the basement, ground and first floor.

The immaculately presented accommodation comprises:

- | | |
|------------------------|----------------------------------|
| Grand Reception hall | 3 further guest suites |
| Drawing room | 3 2 nd floor bedrooms |
| Dining hall | 2 nd floor en-suite |
| Morning room/study | Basement annexe |
| Kitchen/breakfast room | Party/sitting room |
| Day room | Bar area |
| Pantry | Laundry and plant room |
| Cloakroom | Bedroom and wet room |
| Galleried landing | Detached triple garage |
| Principal suite | Grounds with open views |
| Two dressing rooms | Superb rural location |
| Bath/shower room | In all about 13.30 acres sts |



Location

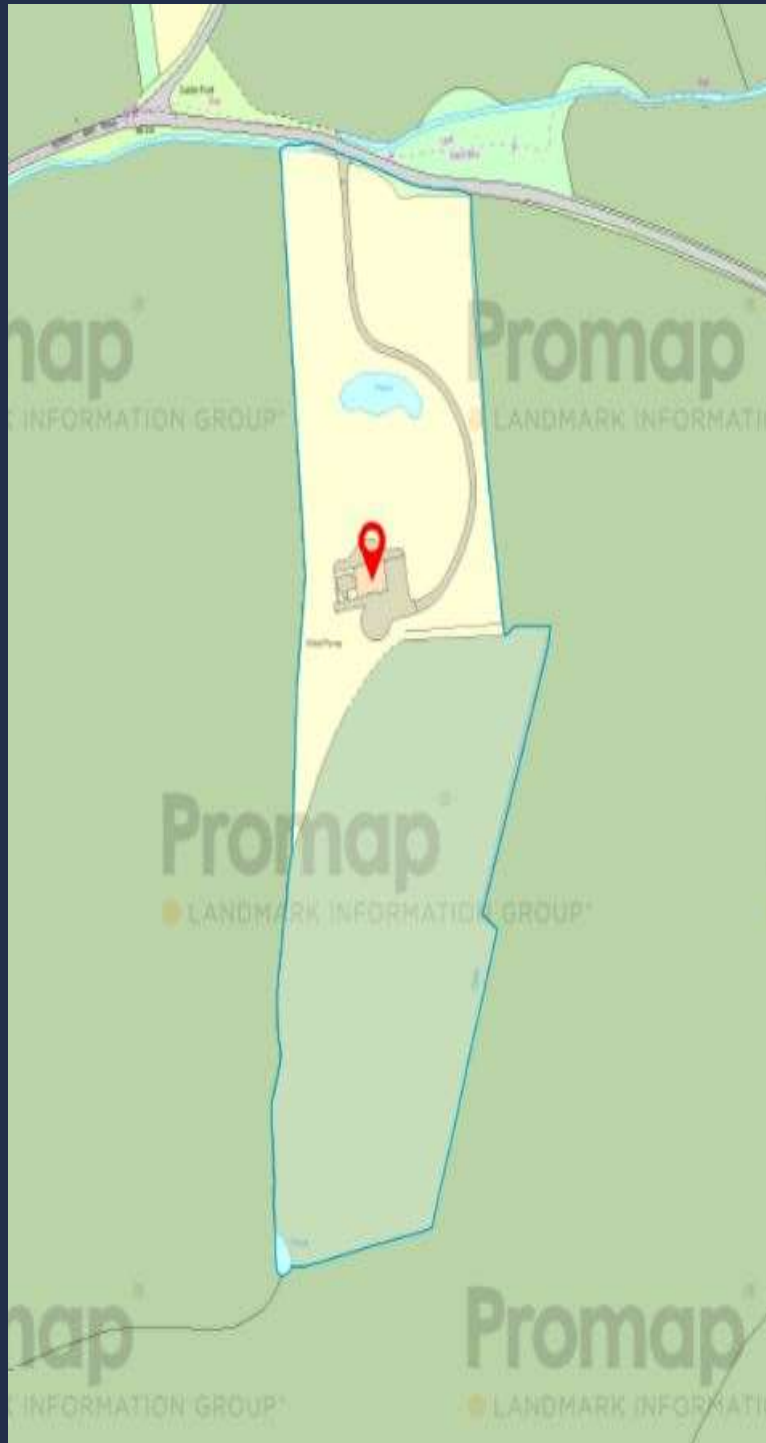
Gestingthorpe is a most attractive rural village with 'The Pheasant' restaurant, parish church and village green. The market towns of Sudbury with commuter rail link and Halstead are close by, as is Braintree with mainline station and many amenities and services.

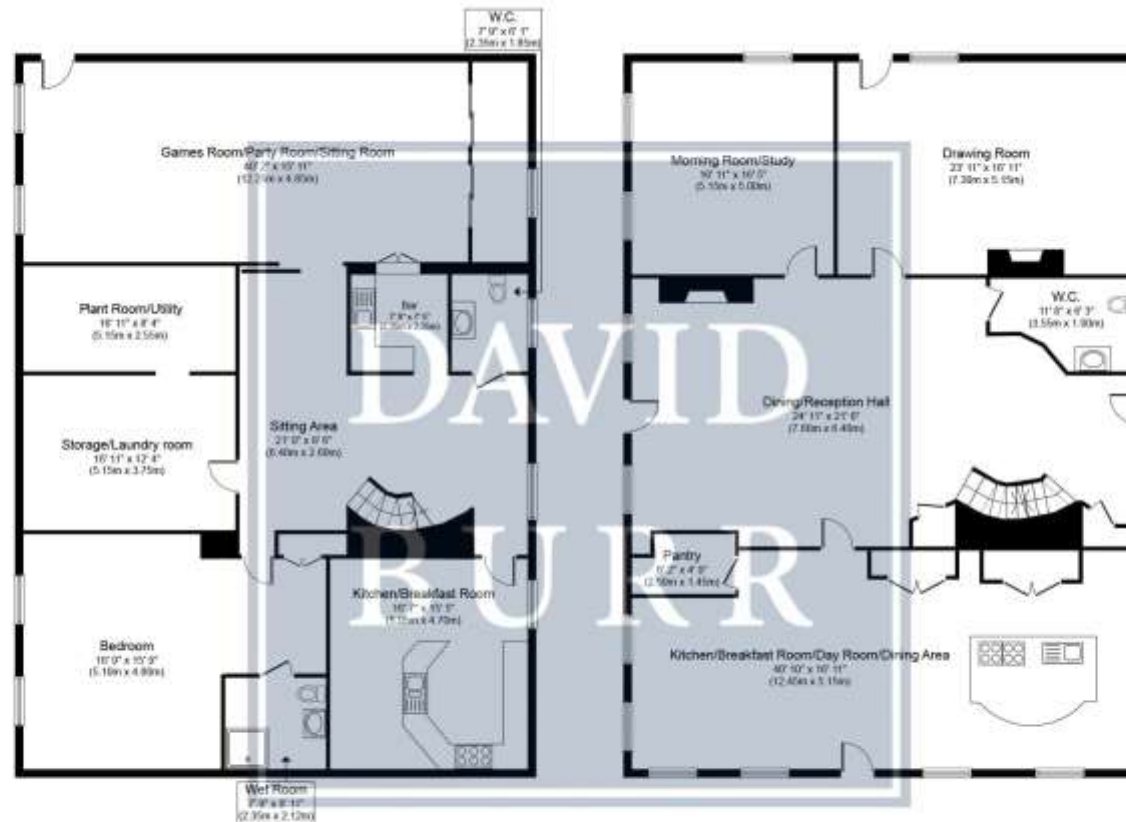
Access

Halstead 5 miles Braintree, Liverpool St 60 mins

Braintree 9 miles Stansted approx 30 mins

Sudbury 5 miles M25 J27 approx 50 mins



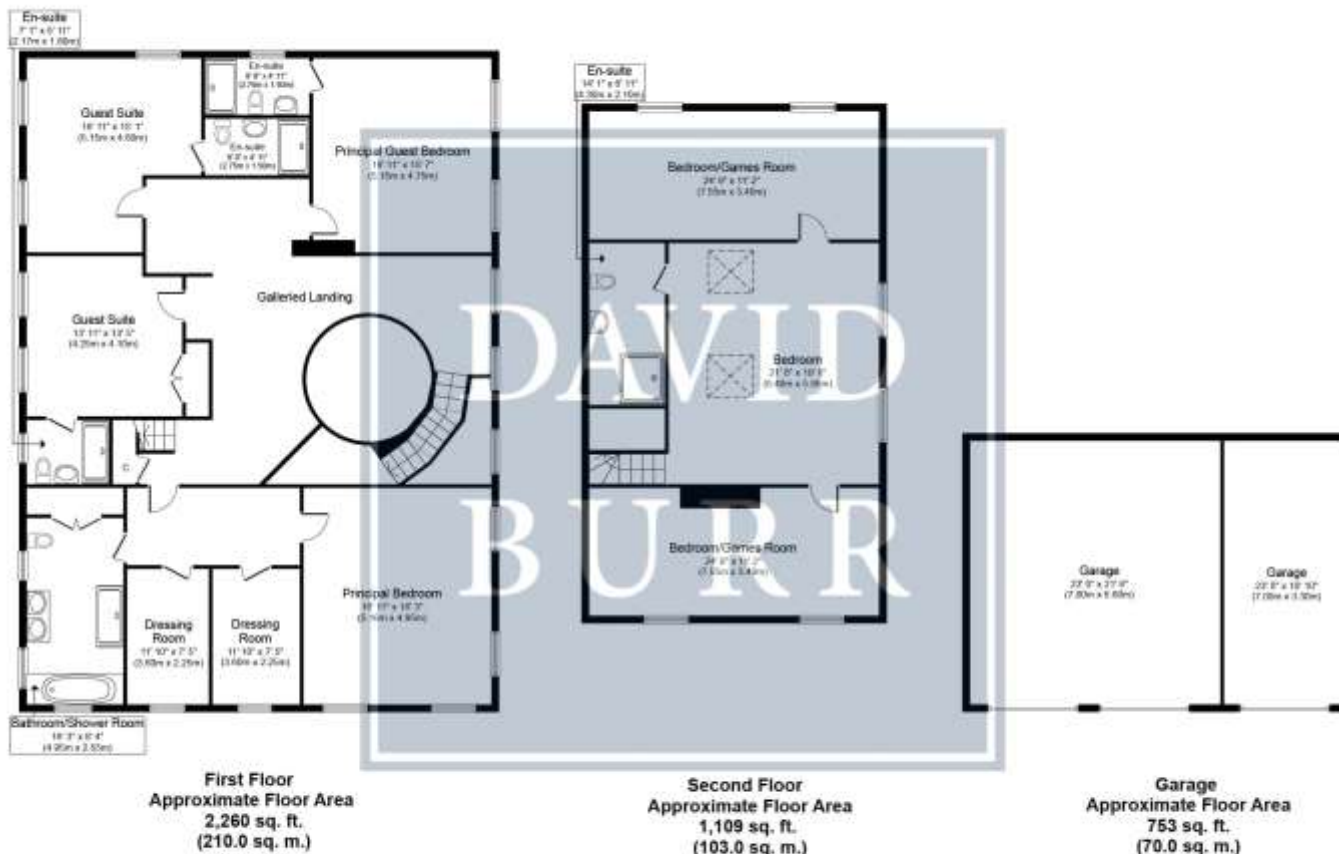


Basement
 Approximate Floor Area
 2,260 sq. ft.
 (210.0 sq. m.)

Ground Floor
 Approximate Floor Area
 2,260 sq. ft.
 (210.0 sq. m.)

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.

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Additional information

Services: Main water, electricity and private largester drainage.

Oil fired heating to radiators and under floor system.

EPC: C

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

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