



Cedar Gables
Ridgewell, Essex



Cedar Gables, Mill Road, Ridgewell, Halstead, Essex CO9 4SG

Ridgewell is an attractive, well served village with a pub, parish church, active village hall and school. There is a variety of period architecture centred round a village green. Nearby towns include Halstead (about 10 miles), Haverhill 5 and Clare about 4 miles. Approximately 25 miles equal distance from Ridgewell are Bury St. Edmunds, Cambridge, Colchester and Chelmsford.

A spacious circa. 2,520 sq.ft four bedroom detached house offering versatile multi-generational living situated in generous grounds with off-road parking for multiple vehicles, car port and tandem garage.

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Entrance into:

HALLWAY A spacious and welcoming hallway with tiled flooring, staircase to the first floor and doors to:

SITTING ROOM An 'L' shape dual aspect generous reception room with log burning stove set upon a tiled hearth with door to:

KITCHEN/BREAKFAST ROOM Extensively fitted with a range of wall and base units under granite worktop with a 1.5 bowl sink inset. Integrated appliances include a range-style cooker whilst there is space for an undercounter fridge and freezer, plenty of space for a breakfast table and chairs, tiled flooring and door opening to the:

REAR HALLWAY Currently utilised as a **Utility Area** with space and plumbing for a washing machine, tumble drier and fridge/freezer. Door leading to the rear.

DINING ROOM A further generous reception room with sliding doors opening to the:

GARDEN ROOM A splendid recent addition with roof lantern and French doors leading to the rear. Door to **Garage**.

STUDY/BEDROOM 4 A versatile space currently utilised as a study but would easily make an optional fourth bedroom being situated directly next to the:

SHOWER ROOM With tiled shower cubicle with WC and extensively tiled walls and flooring.

First Floor

LANDING A generous study/landing with two Velux windows, access to the roof and doors to:

BEDROOM 1 A generous master bedroom with a range of fitted wardrobes and a large **En-Suite** comprising a tiled shower cubicle, WC, pedestal sink unit, storage units, roof window and extensively tiled walls.

BEDROOM 2 Another spacious double bedroom with built-in wardrobes and roof windows.

BEDROOM 3 A light bedroom with two roof windows.

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FAMILY BATHROOM A spacious family bathroom comprising a panel bath with shower attachment over, vanity sink unit with WC, wash hand basin and extensively tiled walls.

Outside

The property is approached via a brick paved driveway providing parking and turning for multiple vehicles in turn leading to a car port and EV charging point, in turn leading to the tandem **GARAGE** with light and power connected. The front gardens enjoy large mature flower beds and a gated access leads through to the rear garden with an extensive brick paved dining terrace situated to the side of the property leading onto an extensive dining terrace set adjacent areas of traditional lawn, mature flower beds and raised gravel beds interspersed with mature trees and shrubbery. To the rear of the garden is an area that is fenced off currently utilised for wild stock but would also make a fantastic area for children or alternatively a vegetable and herb garden.

SERVICES Mains drains, electricity and oil-fired heating. **NOTE** None of these services have been tested by the agent. **AGENT'S NOTE:** Photovoltaic panels, solar screens and comprehensive CCTV and alarm system.

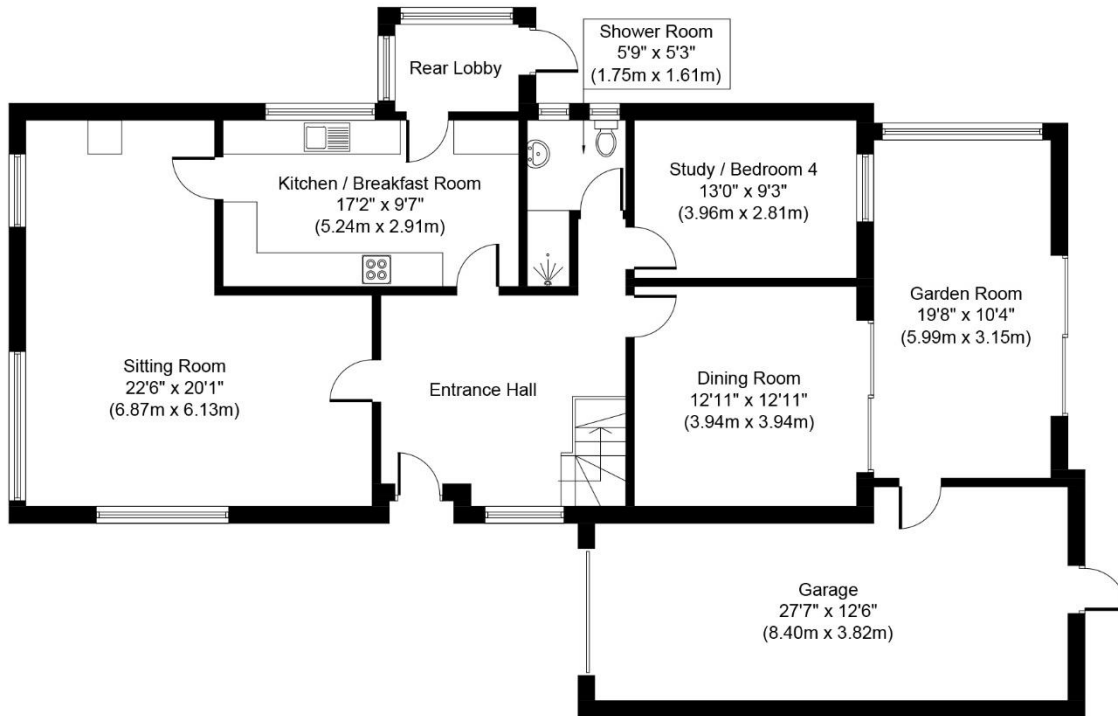
EPC RATING: C.

LOCAL AUTHORITY: Braintree District Council. Council Tax Band: E. £2,505.07 per annum.

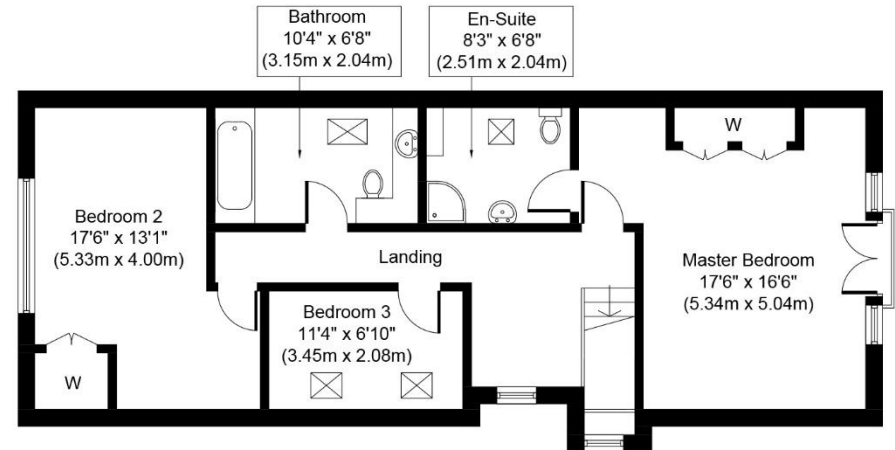
VIEWING: Strictly by appointment through David Burr – 01787 277811.

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Ground Floor
Approximate Floor Area
(Including Garage)
1675 Sq. ft.
(155.6 Sq. m.)



First Floor
Approximate Floor Area
845 Sq. ft.
(78.5 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

