



Thatch End
The Green, Drury Lane, Ridgewell, Essex

**DAVID
BURR**



Thatch End, The Green, Drury Lane, Ridgewell, Halstead, Essex CO9 4SL

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.

This charming 'Chocolate Box' Grade II Listed thatched cottage is situated in a private tucked away location overlooking the village green. The property has retained a wealth of original period features with exposed fireplaces and timbers, complemented by a bespoke handmade kitchen all set within stunning gardens with a sweeping gravel driveway and single garage.

A Grade II Listed 'Chocolate Box' cottage overlooking the village green.

Entrance into Entrance Porch:

SITTING ROOM A light double aspect room featuring a brick fireplace with wood burning stove, exposed beams and French doors opening to the terrace.

DINING ROOM Also a double aspect with exposed beams and stairs rising to the first floor.

KITCHEN Extensively fitted with a Knights Country Kitchen comprising an extensive range of oak and painted units under granite worktops with a double sink inset. Appliances include a double oven AGA with dual hot plates with additional electric AGA oven with four ring electric hob, integrated dishwasher and space for a fridge freezer. Quooker tap providing instant boiling and filtered water and shelved pantry cupboard. Stable door to side.

UTILITY ROOM With a Belfast sink, plumbing for a washing machine and space for a tumble drier and fridge.

SHOWER ROOM Fitted with a WC, wash basin, tiled shower cubicle and a towel rail.

First Floor

LANDING Featuring an airing cupboard and doors to:

BEDROOM 1 A charming double aspect room featuring exposed beams with original thatch ties still in place.

BEDROOM 2 Also double aspect with wall to wall fitted wardrobes and cupboards.

BEDROOM 3 With fitted wardrobes, exposed beams and outlook to the front.

BATHROOM Fitted with a classically styled white suite comprising a WC, wash basin, rolled top bath with ball and claw feet with shower attachment over and a towel rail.

Outside

The property is situated in a private tucked away location set back from the village green approached via a five bar gate onto a sweeping gravel driveway providing parking and turning with a **SINGLE GARAGE** with light and power connected. The front garden is predominantly lawned with mature beds and borders, trees and shrubs including Silver Birch and an established rhododendron border with rose covered arbour walkway to the side. A gate leads to the side of the property with log store, shed and summerhouse and a pathway leads to the rear. The rear gardens are an asset to the property enjoying a southerly aspect and a great deal of privacy being surrounded by mature hedges and fencing. An extensive paved dining terrace surrounds an

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ornamental carp pond with electric awning creating a wonderful space for alfresco entertaining. The rear garden is predominantly lawned surrounded by mature and expertly planted beds and borders with rose covered walkways and lavender borders. There is a kitchen garden featuring a greenhouse and raised vegetable beds and external light and power connected.

SERVICES: Mains drains, electricity and oil-fired heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council – 01376 557776.

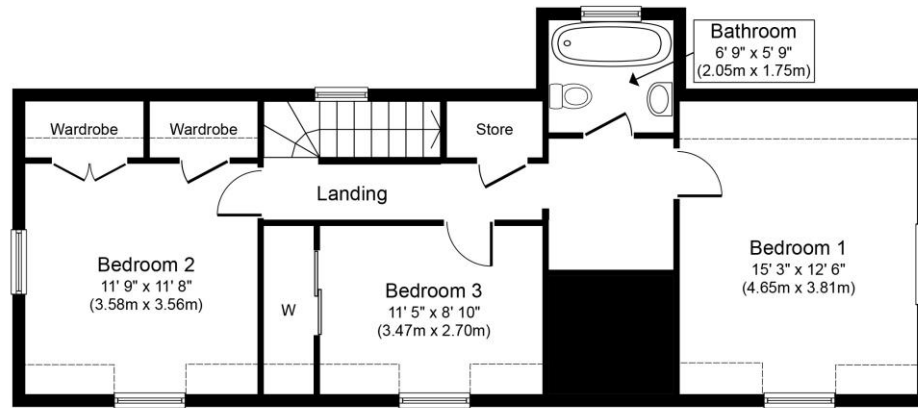
Council Tax Band: E. £2,407.18 per annum.

EPC RATING: N/A.

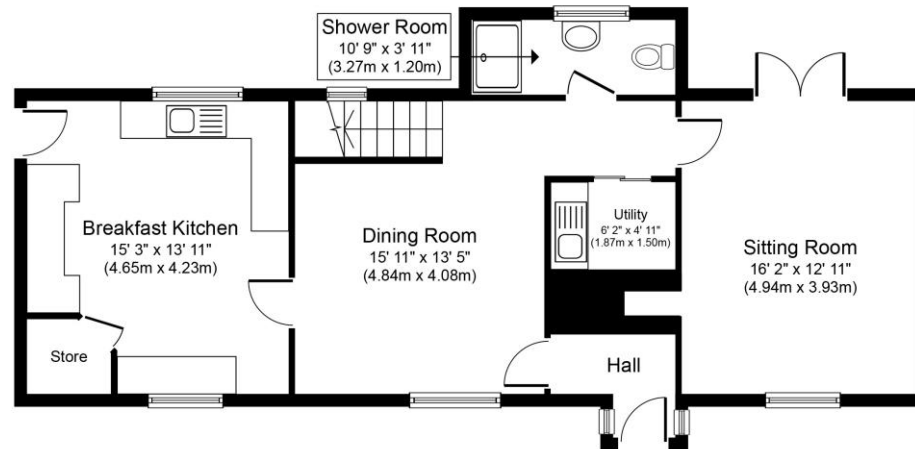
VIEWING: Strictly by appointment through David Burr – 01787 277811.

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First Floor
Approximate Floor Area
753 sq. ft.
(70.0 sq. m.)



Ground Floor
Approximate Floor Area
775 sq. ft.
(72.0 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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