

DAVID
BURR



Dodds Ley, Finkle Green, Birdbrook, CO9 4BU

A stunning conversion of a range of former farm buildings that now provides exceptional and versatile contemporary living space with stylish and modern finishes throughout. Large gardens and terraces, extensive parking and double cart lodge.

Available long term.

£2,200 pcm

Dodds Ley, Finkle Green, Birdbrook, CO9 4BU

Dodds Ley is a stunning contemporary conversion of a former range of agricultural buildings, enjoying a superb position along a no through road, and surrounded by open farmland. The property offers exceptionally stylish accommodation with interesting architectural features throughout, and of particular note are two 'pods' created from former grain silos. The property benefits from under floor heating throughout, which is powered by an air source heat pump.

The reception hall is accessed from the courtyard, and is an inviting space, with a part vaulted ceiling and has a large storage cupboard, and a door to the plant room. There is an impressive open plan living/dining/kitchen space, which has sliding doors to an extensive terrace with the garden beyond. The kitchen is fitted with bespoke 'Regent St James' units, with a range of 'Bosch' integral appliances that include an oven, combi oven, induction hob and a dishwasher. There is a substantial island unit with ample storage and a breakfast bar, and the units are all topped with 'Corian', and there is a double bowl sink. This room has a magnificent curved and vaulted ceiling, and provides the perfect family entertaining space. Adjacent to this is a practical utility room fitted with the same units and 'Corian' tops, and plumbing for a washing machine.

An inner hall leads to the two 'pods', which are magnificent with their curved walls, floor to ceiling windows with wonderful views, and domed ceilings. The larger of the two has a superb en-suite, which has a free standing oval ended bath, rectangular sink and vanity unit, matching WC, and a large shower cubicle. Stairs lead to the impressive mezzanine, which has a glass balustrade screen and wonderful views. The second pod is marginally smaller, but it is laid out in the same way with stunning views, the impressive first floor mezzanine, and a well-appointed en-suite shower room. The third bedroom is accessed from the reception hall, and has a domed ceiling and a dual aspect. It is served by a well-appointed family bath/shower room.

The property is approached via twin five bar gates that lead to an impressively large courtyard which provides

parking for numerous vehicles, and in turn leads to the detached cart lodge which is equipped with power and light. There are extensive rear gardens which overlook open fields, and a large entertaining terrace to the rear of the living area. To the front of the property is a path leading to the front door with planting to the side.

The property comprises of:

Stunning barn conversion	Superb rural setting
Stylish and modern features	Underfloor heating
Extensive parking	Large garden
Double cart lodge	

Agents Notes:

The broadband is included in the rent, as is the metered water supply.

TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

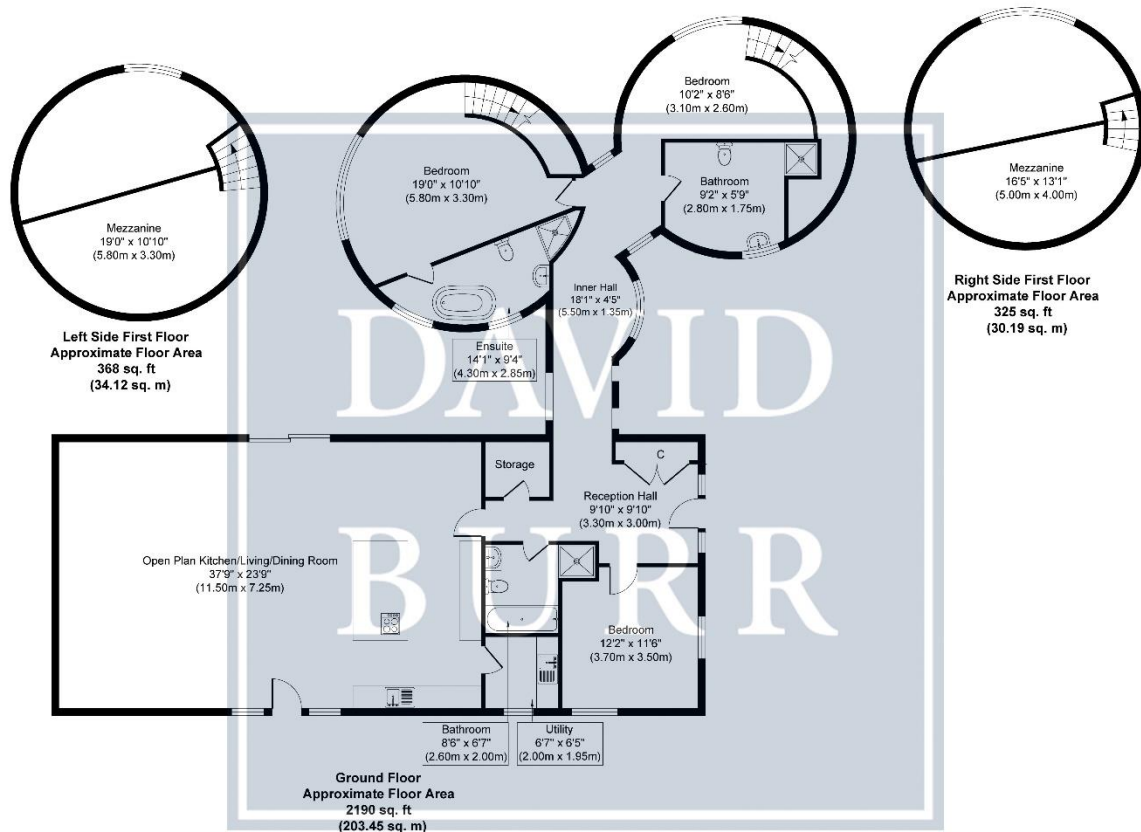
Location:

Birdbrook is an attractive village on the Suffolk/Essex border enjoying local amenities including St. Augustine of Canterbury church, village hall, bowls club and several community clubs. Wider facilities are available in the nearby medieval market town of Clare and Saffron Walden. Furthermore, there are a variety schools in the area including renowned independent schools in Stoke By Clare, Saffron Walden, Barnardiston and Cambridge.

Access:

Clare 5.5 miles	Saffron Walden 13 miles
Cambridge 22 miles	Stansted Airport 21 miles
Audley End 16 miles	





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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Viewing strictly by appointment with David Burr.

Castle Hedingham	01787 463404
Castle Hedingham	(01787) 463404
Clare	(01787) 277811
Leavenheath	(01206) 263007
Long Melford	(01787) 883144
Woolpit	(01359) 245245
Bury St Edmunds	(01284) 725525
London	(020) 78390888
Linton & Villages	(01440) 784 346

Additional information

Services: Main water, electricity and drainage.
 Electric heating to radiators. EPC rating: C. Council tax band: E.
 Broadband speed: up to 22 Mbps (Ofcom).
 Mobile coverage: EE, O2 and Vodafone (Ofcom).
 None of the services have been tested by the agent.
 Local authority: Braintree District Council (01376) 552 525.
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