



SOUTHLANDS

CHAPEL END WAY, STAMBOURNE, C09 4NX

Guide £675,000

**DAVID
BURR**



Southlands, Chapel End Way, Stambourne, C09 4NX

Southlands is a substantial and attractive detached property built approximately 5 years ago by a renowned local developer and benefits from all the technologies available at the time which includes an air source heat pump and underfloor heating to the ground floor. The property is nestled in a development with just two other properties and benefits from stunning views across open farmland to the rear.

A panelled and glazed door opens to the spacious reception hall which has stairs rising to the first floor with an oak hand rail and a large understairs storage cupboard beneath, oak effect flooring and attractive panelled oak doors to the principal reception rooms. The sitting room benefits from a triple aspect and has views to the front and rear, oak flooring, ceiling cornices and attractive moulded skirting boards. To the front of the property is a useful family room/study which takes in views to the front garden and provides perfect home office space if required.

The kitchen/breakfast room is situated to the rear of the property and is an impressive space suitable for a variety of family functions. The kitchen is extensively fitted with wall and floor mounted units of a shakers style with granite work tops and integral appliances to include a 'Neff' oven and grill, dishwasher, induction hob with extractor above and a fridge/freezer. There is a large central island unit segregating the kitchen from the dining area which has a breakfast bar. The dining area benefits from a dual aspect and has French doors opening to an extensive terrace with the garden beyond. An oak door leads to a practical utility room which is fitted with the same units as the kitchen and has oak flooring, single bowl stainless steel sink, plumbing for a washing machine and a door to the outside. The ground floor accommodation is completed by a well-appointed cloakroom with 'Roca' sanitary ware and oak effect flooring.

The stairs rise to a large galleried landing which has a window to the side elevation. There are appealing oak doors accessing all the bedrooms. The principal bedroom is of a particularly generous size and situated to the rear elevation of the property, and benefits from wonderful views across rolling open country side. A door leads to an impressive en-suite shower room which has a fully tiled, shower cubicle, 'Roca' sanitary ware and a tiled floor. There is a guest suite situated to the front of the property which takes in views to the front garden and village roof line beyond. An oak door leads to a well-appointed en-suite shower room with a fully tiled shower cubicle and 'Roca' sanitary ware. The two remaining bedrooms, one which is situated to the rear elevation which benefits from attractive views and the other to the front elevation. These two bedrooms are served by an impressively large family bathroom which is fully tiled around the bath with a shower above, and having matching 'Roca' sanitary ware with an oak door leading to a large linen cupboard.

Outside

The property is approached by a five-bar gate which in turns leads to an extensive area of paved parking which is flanked by attractive lawns and herbaceous borders. To the westerly side is a large garage which is equipped with power and light. Side access to the rear is afforded on the side of the property for practicality and ease. The rear garden is of a generous size and has an extensive full width terrace making it ideal for family entertaining and benefits from a southerly aspect enabling it to take advantage of the afternoon and evening sunshine. Large expanses of lawn are interspersed by a variety of specimen trees which provide focal points, colour and interest.

The well presented accommodation comprises:

A secluded position within this sought after North Essex village

Spacious and versatile family accommodation

Contemporary fitted kitchen/breakfast/family room

Sitting room with triple aspect and formal entertaining area

Principal bedroom with en-suite and guest suite

Two further bedrooms served by a well appointed family bathroom

Delightful gardens and stunning countryside views

Garage and off road parking NO ONWARD CHAIN

Agents notes:

The property benefits from an air-source heat pump which is connected to underfloor heating throughout the ground floor and radiators on the first floor. The property has access over a shared drive with the neighbouring two properties, before entering its own private drive. We understand that the maintenance responsibility for the shared portion of the drive is split into three equal parts.

Location

Stambourne is a small village surrounded on the whole by farmland and open countryside. The market towns of Sudbury and Braintree provide extensive facilities including rail links to the latter. The pretty village of Saffron Walden lies 14 miles aspect of Stambourne and provides many facilities and services including a main line station to London Liverpool Street.

Access

Halstead 9 miles Saffron Walden – Liverpool St 60 mins

Braintree 13 miles Stansted approx 30 mins

Sudbury 13 miles M25 J27 approx 50 mins





Ground Floor
Approximate Floor Area
990 sq. ft.
(92.0 sq. m.)



First Floor
Approximate Floor Area
990 sq. ft.
(92.0 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 drainage.
- Air source heat pump and underfloor heating. EPC rating: B.
- Council tax band: F. Tenure: Freehold
- Broadband speed: up to 900 Mbps (Ofcom).
- Mobile coverage: O2 & Vodafone (Ofcom).
- 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.

Contact details

- Castle Hedingham (01787) 463404
- Long Melford (01787) 883144
- Clare (01787) 277811
- Leavenheath (01206) 263007
- Bury St Edmunds (01284) 725525
- Woolpit (01359) 245245
- Newmarket (01638) 669035
- London (020) 7390888
- Linton & Villages (01440) 784346



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