



LAPWINGS

Chapel End Way, Stambourne, CO9 4NX.

Guide price £600,000

DAVID
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Lapwings, Chapel End Way, Stambourne, CO9 4NX.

Lapwings is a substantial individual detached property that was constructed approximately six years ago to a particularly high standard, and offers exceptionally versatile and spacious family accommodation with stylish modern features. The property utilises all the available modern technology at the time which includes underfloor heating to the ground floor and an air source heat pump.

A glazed and panelled door flanked by a window assesses the inviting reception hall, which has stairs with oak handrails rising to the first floor, oak effect flooring, a large understairs cupboard, and oak doors to the reception rooms. The sitting room is especially impressive, and of a very generous size, and has French doors flanked by windows accessing the terrace and garden making it ideal for family entertaining. A feature fireplace with oak lintel and wood burning stove provides a focal point and there are wonderful open views to the rear. In addition, there are two further reception rooms, a cosy snug provides excellent informal family space, and has French doors to the terrace, adjacent to which is a practical study, which is ideal for those that work from home.

The kitchen/breakfast forms the heart of the house and is situated to the front elevation with views to the garden and beyond. It is extensively fitted with a range of floor and wall mounted units in a 'Shaker' style with quartz worktops, upstands and a useful breakfast bar. Integral appliances include a 'Neff' eye level oven and grill, dishwasher and a fridge/freezer. A door directly accesses the practical utility room which has a door to the side, and plumbing for a washing machine, space for a tumble dryer and a single bowl sink.

The first floor is equally impressive with a large landing which has extensive storage and a large linen cupboard. The principal bedroom is situated to the rear of the property and has wonderful views over open farmland. There is a range of floor to ceiling bespoke wardrobes which provide extensive hanging and storage space. The en-suite is lavishly appointed and tiled to dado height and has a large walk-in shower cubicle, matching 'Roca' sanitaryware and a tiled floor.

There are two further generous bedrooms, one of which is situated to the front elevation with views to the village and also has fitted full height bespoke wardrobes. The third bedroom has wonderful views to the rear, part vaulted ceilings and eaves storage space. These two bedrooms are served by an extremely spacious family bathroom, which has a tiled bath surround and floor, and matching 'Roca' sanitaryware and a shower over the bath.

Outside

The property is approached by an attractive paved drive with an expanse of lawn to the left which in turn leads to extensive parking to the front of the property. There are attractive herbaceous borders to the front which are stocked with a variety of evergreen shrubs and perennial plants which provide year-round colour and interest. These include roses, red robins and a variety of bulbs.

Rear access is afforded to the left-hand side of the property via a pedestrian gate which also leads to the utility room. Immediately to the rear of the property is an extensive terrace running the full width of the garden which provides a perfect suntrap to allow the occupants to benefit from the southerly aspect. As mentioned, the French doors from both the principal reception room and the snug add to the entertaining element of the property, making it ideal for family parties. Beyond the terrace are expanses of neatly manicured lawn which are flanked by hedging and herbaceous borders which provide both privacy and year-round interest in colour. To the west side of the property is a practical storage space and a purpose-built storage shed to provide extra useful storage space. In addition, to the front of the house is a useful storage space accessed via an up and over garage door.

The immaculately presented accommodation comprises:

Attractive detached village home	Three reception rooms
Stylish kitchen/breakfast room	Utility room
Principal suite and two further bedrooms	South facing garden
Outside storage	Attractive paved drive

Agents notes:

The property did have planning consent for a garage to be constructed to the front, this permission has now lapsed, but could be sought again. Planning ref no: 21/001192/HH.

The second bedroom could readily have an en-suite if desired, subject to the necessary consents.

The two neighbouring properties have a right of way over the first portion of the drive. We understand that the maintenance responsibility for the shared portion of the drive is split into three equal parts.

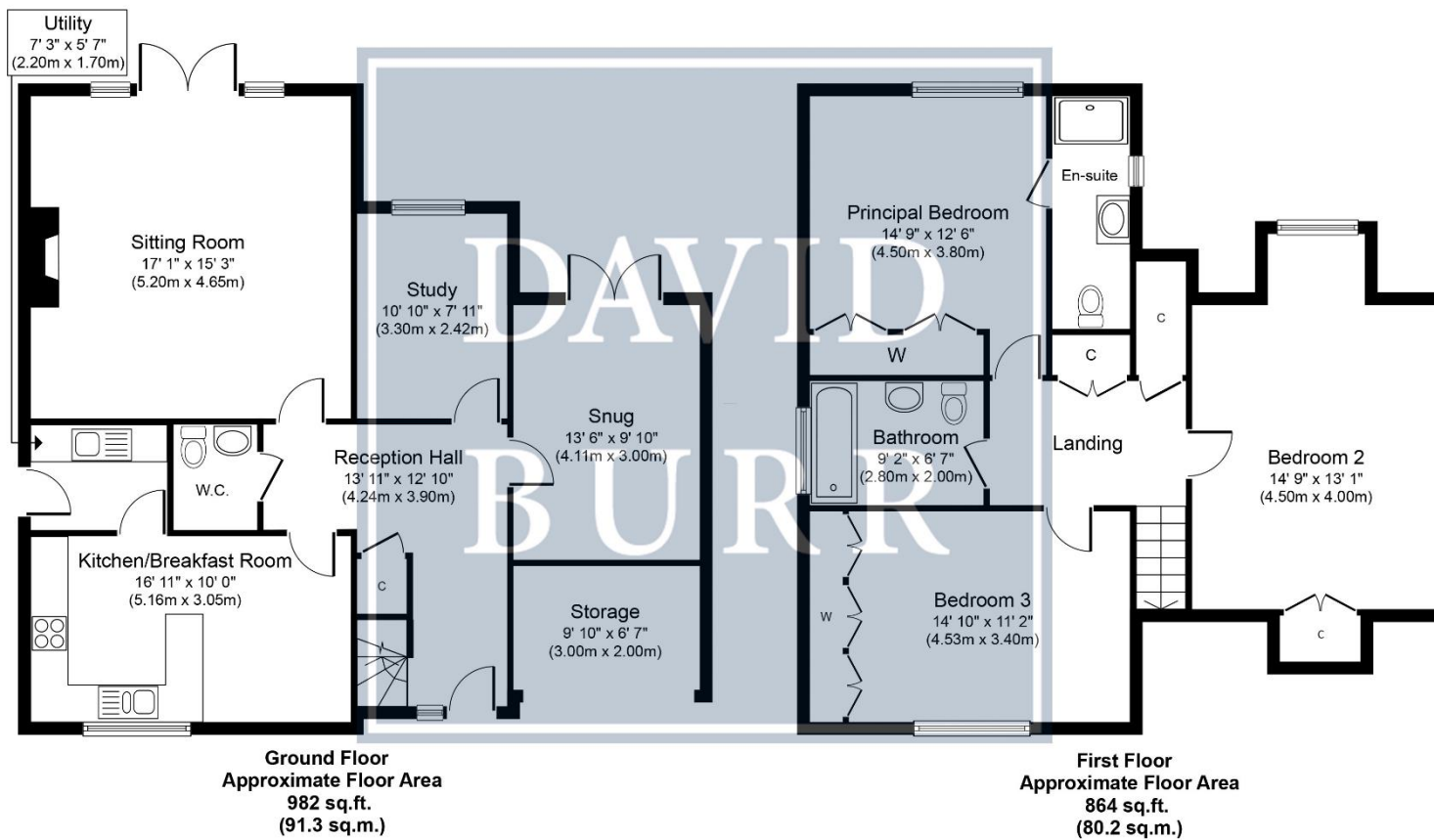
Location

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





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.

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Additional information

Services: Main water, electricity and drainage.

Air source heat pump to part underfloor system and radiators.

EPC rating: C. Council tax band: E.

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

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**DAVID
BURR**