



## HARVEST VIEW

Nether Hill, Gestingthorpe, Essex, CO9 3BD

Guide price £650,000 to £675,000

DAVID  
BURR



## Harvest View, Nether Hill, Gestingthorpe, Halstead, Essex, CO9 3BD

Harvest View is an established detached property enjoying a superb location on the periphery of this sought after north Essex village. The property offers exceptionally versatile family accommodation arranged over three floors with stylish and modern finishes throughout.

An attractive oak door leads to the spacious and inviting reception hall which has limed oak effect flooring, stairs rising to the first floor, a large understairs storage cupboard and a panelled door to a well-appointed cloakroom, with a circular wash hand basin and matching WC.

The principal reception room is situated to the front elevation of the property and benefits from a dual aspect, and has an attractive red brick feature wall with an inset fireplace, a herringbone brick hearth with oak lintel above and a Stovax wood burning stove. Adjacent to the fireplace is attractive bespoke oak shelving and book cases. The sitting room benefits from wonderful views over rolling countryside to the front elevation. A glazed door directly accesses the dining room which is situated to the rear of the property, and has French doors to a south facing terrace making it ideal for family entertaining, and a square arch accesses the impressive kitchen/breakfast room. This is extensively fitted with a range of floor and wall mounted units with quartz effect worktops and upstands, and a range of integral appliances to include an AEG induction hob with extractor hood above, Neff combi microwave oven, Zanussi oven and grill, an AEG dishwasher and a wine cooler. There is an impressive centrally located breakfast bar in the kitchen/breakfast room and a stable door to the rear garden.

From the reception hall a panelled door accesses a useful study/playroom which has views to the front and over the rolling countryside and is fitted with a complete range of bespoke wardrobes providing useful coat and boot storage space. The stairs rise from the reception hall to a spacious galleried landing which has a window to the front elevation which allows the occupants to appreciate truly stunning views. The principal bedroom is situated to the front elevation and is of an impressive size, and has a range of bespoke built in wardrobes which provide extensive hanging and storage space. There are sensational views over open countryside with Lavenham church in the distance. A panelled door accesses a well appointed ensuite shower room which has a fully tiled over sized walk in shower cubicle, rectangular sink on a vanity unit with storage beneath and a matching WC, and oak effect flooring.

The guest suite is situated to the rear of the property overlooking the garden and once more is of a generous size and has a panelled door to a spacious ensuite shower room with a walk in tiled shower enclosure, pedestal wash hand basin and matching WC. There are two remaining bedrooms on this floor, one being situated to the front elevation, and one to the rear, and these are both served by a spacious and well-appointed family bathroom with a centrally mounted rectangular ended bath in a tiled plinth, pedestal wash hand basin, matching WC and oak effect flooring. There is a large linen cupboard providing storage on the landing. Stairs rise to the second floor to a useful open area with a Velux window and a panelled door provides access to bedroom five, which has a Velux window to the rear, extensive built in storage and a door to a well appointed ensuite shower room with a tiled enclosure, wall mounted wash hand basin, WC and a Velux window. The remaining room on the second floor could readily be used as a study or storage space and has a Velux window to the rear.

### Outside

Harvest View is approached via an attractive gravelled drive which provides parking for numerous vehicles and in turn is flanked by appealing wrought iron fencing. The single garage has double doors and provides useful storage space, and to the side of the drive is a five bar gate, beyond which is further parking which leads to a useful and practical carport. Rear garden access is afforded on both sides of the property.

The rear garden is a true delight and benefits from a south and westerly aspect enabling it to take advantage of the all day sun. There is an extensive terrace which can be accessed from both the kitchen/breakfast room and the dining room which provides the perfect family entertaining area. Beyond this are expanses of lawn with mature hedging to the boundaries. An attractive twisted hazel tree provides a focal point and to the side is a large garden storage shed adjacent to which is the oil tank.

The well presented accommodation comprises:

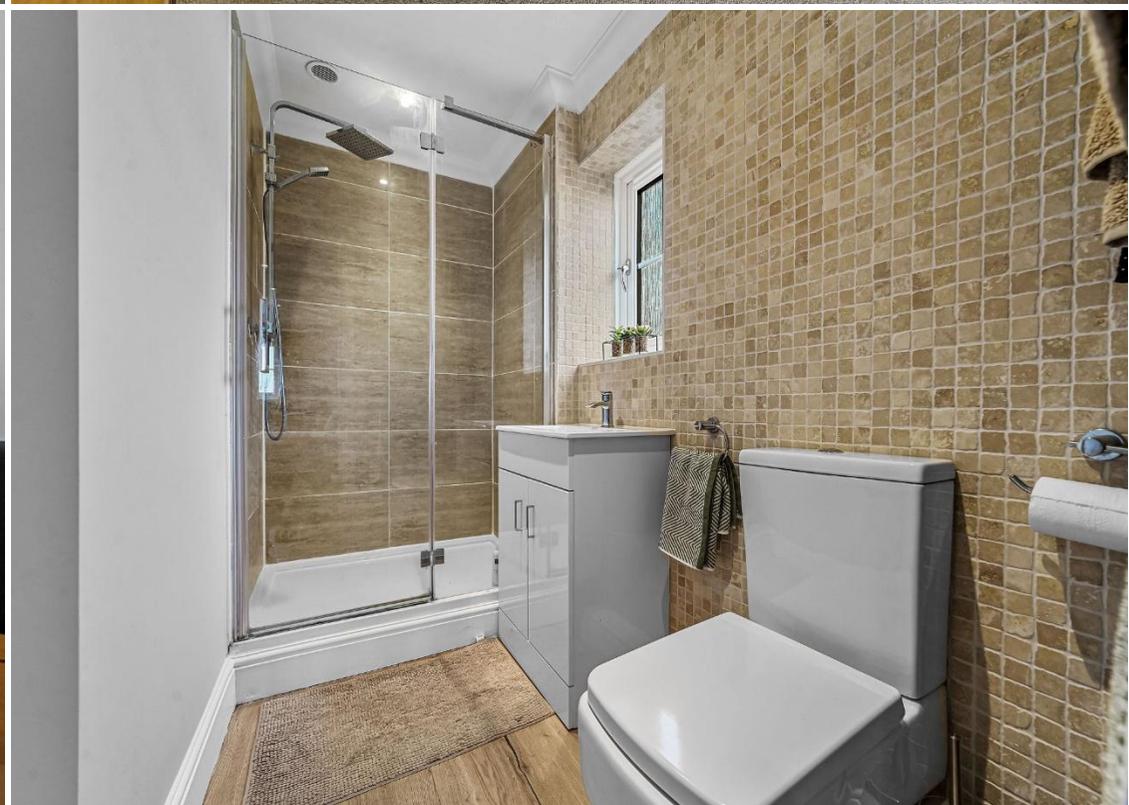
Substantial detached family home	Principal and guest suite
Sought after village location	Three further bedrooms
Three reception rooms	Stunning views
Impressive sitting room with wood burner	South and west facing garden
Semi-open plan kitchen and dining room	NO ONWARD CHAIN

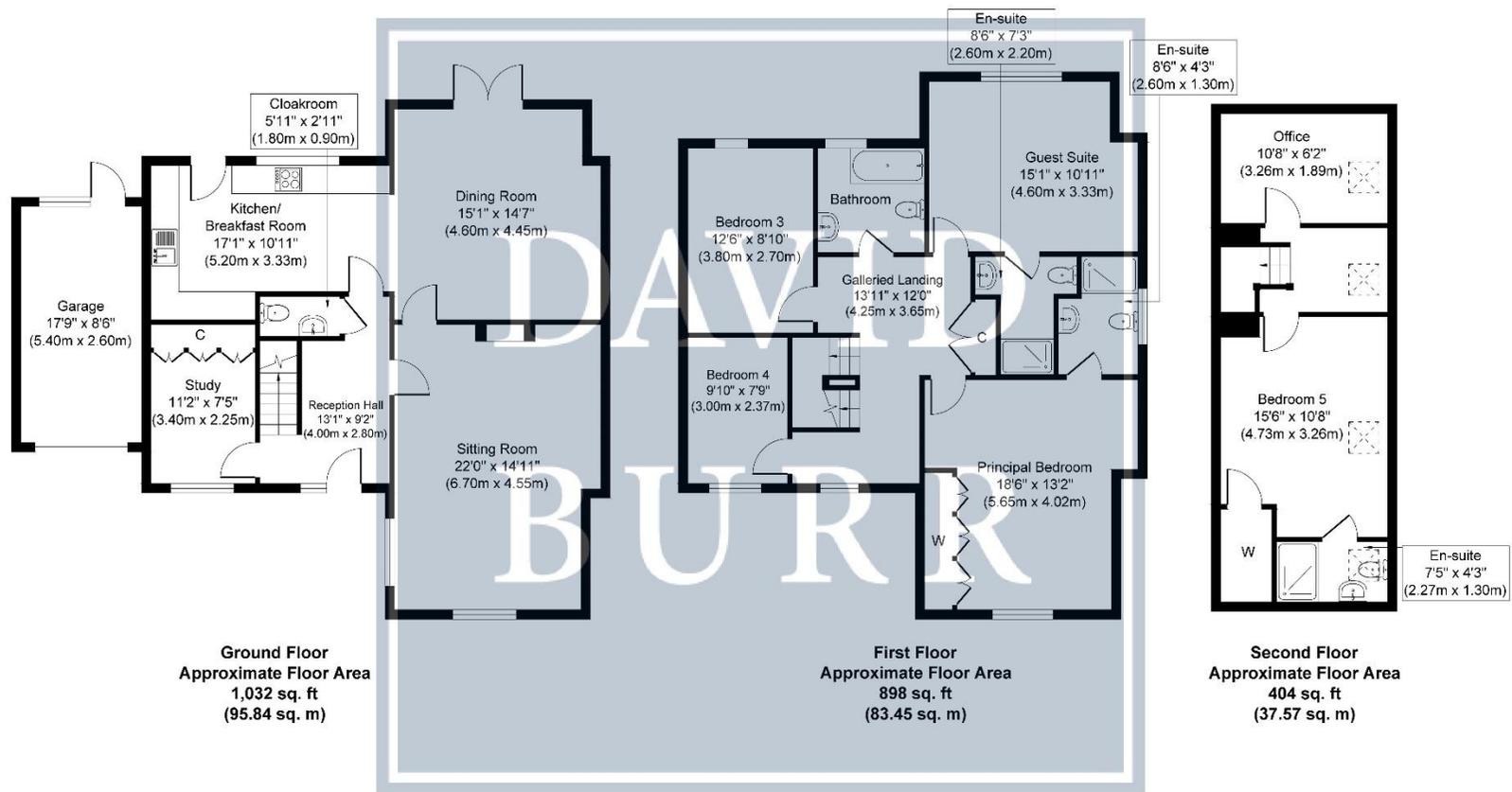
### Location

Gestingthorpe is a most attractive rural village with 'The Pheasant' restaurant, parish church and village green. The market towns of Sudbury with commuter rail link and Halstead are close by as is Braintree with mainline station and many amenities and services.

### Access

Halstead 5 miles	Braintree – Liverpool St 60 mins
Braintree 9 miles	Stansted approx 30 mins
Sudbury 5 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

Oil fired heating to radiators. EPC rating: C Council tax band: E

Tenure: Freehold

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone - Outdoor (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. [DAVIDBURR.CO.UK](http://DAVIDBURR.CO.UK)

### Contact details

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