



## 1 NEW COTTAGES

Sudbury Road, Gestingthorpe, CO9 3BJ

Guide price £499,995

DAVID  
BURR



## 1 New Cottages, Sudbury Road, Gestingthorpe, Halstead, Essex, CO9 3BJ

A significantly extended four bedroom Victorian cottage occupying a generous semi rural plot of approximately 0.20 of an acre, on the periphery of the village. The property enjoys wonderful panoramic views through almost 270 degrees and also features a prodigious amount of parking and two superb outbuildings; a double garage and office/studio.

The cottage provides approximately 1500sqft of very well presented accommodation including a large sitting room and separate dining room, four double bedrooms and en-suite shower room. The gardens are predominantly lawned and provide an excellent recreational space. Delightful country walks are located close by, and the property is conveniently positioned for access to the market town of Sudbury.

Entrance door to a well proportioned entrance porch, with slate tiled floor area, doors to cloakroom, sitting room, and access through to the inner hallway, stair flight and further door to the dining room. The spacious cloakroom contains a white suite. The sitting room features natural lighting to two aspects, the focal point of the room being the inset log burner. There are French doors to the conservatory and further door to an inner lobby. The conservatory is of glazed construction on dwarf brick walls with tiled floor area and French doors providing access to the rear garden. Within the inner lobby there is an understairs storage cupboard, the floor is tiled and there are doors to the utility room and kitchen. The utility room is fitted with a counter top, sink and mixer tap, tiled floor area, wall cabinets and storage cupboards. There is also space and plumbing for a washing machine and additional appliances and a door to the rear garden.

The kitchen/breakfast room features counter tops to three sides and sink/drainage. There are numerous built in cupboards at floor and eye level including integral concealed corner carousel. Integrated Neff appliances including; fridge, slimline type dishwasher, oven/grill and induction hob with extractor hood over. There is a small breakfast bar with two windows overlooking the rear garden. Door opening to dining room, which features a fireplace and a window to the front.

To the first floor there are four bedrooms. The principal bedroom features a modern ensuite with quadrant style shower cubicle, hand wash basin, macerator toilet, heated towel and tiled floor and walls. There are also wonderful views looking back towards the village of Gestingthorpe. Bedrooms two and three both feature windows to two elevations with superb views across adjacent farmland and are double in size. Bedroom four also features wonderful views of the surrounding environment. The bathroom is fitted with a contemporary suite comprising shower style bath and rainfall shower head, low level WC, handwash basin and cupboards and the walls are tiled. The landing has access to a substantial loft space via a ladder with light connected.

### Exterior

To the front of the property there is an extensive Cotswold buff stone covered drive and parking area extending to the garage. The section in front of the garage being laid to concrete. In total the parking could provide stabling for between seven and nine vehicles subject to size.

The double garage features two up and over style doors, security strengthened rear door, multiple power sockets and at the rear there is an external steel stair flight leading to the loft storage.

Behind the garage is a superb pitched outbuilding, of timber frame with a brick plinth which is insulated and currently used as a gym. It features multiple windows for lots of natural lighting and multiple power sockets. There is a greenhouse, three garden sheds, a bunded oil tank and various useful storage areas. External power supplies and the oil fired boiler is located immediately behind the house. The rear garden is predominantly lawned with some planting and contains two apple trees (eating and cooking), a pear tree and a plum tree and abuts a small woodland copse. There are wonderful vistas gained from the garden.

### Agents notes:

The boundary line at the rear of the property is open between the extent of the land belonging to 1 New Cottages, and the small woodland copse behind.

Our client owns the adjoining cottage No.2, which is current let on an AST. The rear boundary of this property is currently open to the boundary of 1 New Cottages across the rear. We understand that an existing pedestrian right of way across the immediate rear of No.1, which currently benefits No.2 New Cottages, is to be re-routed, allowing for maintenance and delivery of oil supply only, subject to contract.

We have been advised by our client that four of the existing windows; porch, cloakroom, dining room and principal bedroom, are to be replaced, and a deposit has been paid by the current owner who will honour the installation scheduled for spring of 2026 (subject to contract, negotiation and subject to the price paid for No.1).

The well presented accommodation comprises:

Four bedrooms	Kitchen
Ensuite shower and family bathroom	Utility room
Cloakroom	Conservatory
Sitting room	Double garage
Dining room	Office/studio

### Location

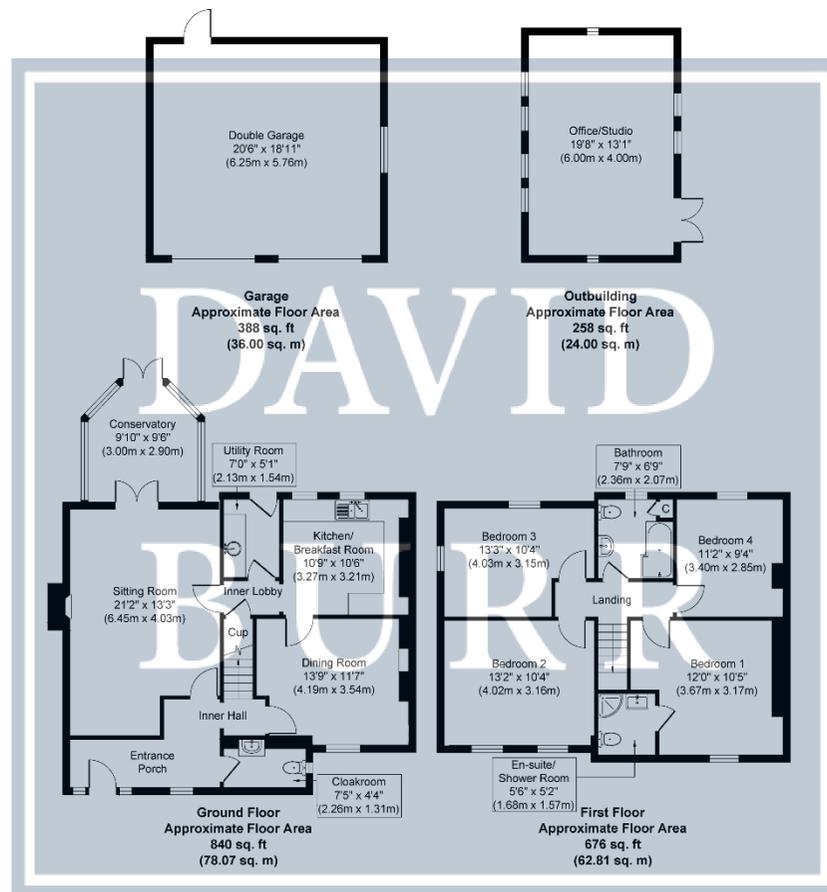
Gestingthorpe is a most attractive rural village with 'The Pheasant' restaurant, parish church and village green. The market towns of Sudbury with commuter rail link and Halstead are close by as is Braintree with mainline station and many amenities and services.

### 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.

Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)

### Additional information

Services: Main water, electricity and drainage

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

Tenure: Freehold

Broadband speed: up to 1000 Mbps (Ofcom).

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

### 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



NOTICE. Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

**DAVID  
BURR**