

3 STAMBOURNE ROAD

Great Yeldham, Halstead, Essex, CO9 4RA

Guide price £469,500

DAVID BURR









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3 Stambourne Road is an attractive attached property enjoying a superb location on the periphery of the village with wonderful open views across rolling farmland. The property offers versatile and stylish family accommodation of a characterful nature that is well-suited to a variety of modern lifestyles. NO ONWARD CHAIN.

Glazed doors access a bespoke hardwood conservatory which has wonderful views to the garden and fields beyond and has a decorative tiled floor and a window through to the kitchen/breakfast room. A glazed and panelled door from the conservatory opens to a particularly useful rear lobby which has oak effect flooring, a boiler cupboard and a window to the rear and a second door to the shower room.

The principal reception room is situated to the west elevation and has French doors leading to brick steps and a gravel terrace, a window to the front elevation and particularly attractive herringbone parquet flooring. Decorative glazed double doors lead to a well-appointed kitchen/breakfast room which is situated in the centre of the house and is fitted with a range of floor and wall mounted flush units with integral appliances to include a four ring hob with extractor hood above and glass splashback, a 'Lamona' oven and grill, a 'Neff' dishwasher and a sliding 'Hotpoint' fridge/freezer. There is an attractive red brick fireplace with oak lintel and an inset wood burning stove, limed oak effect flooring and a window giving views to the front garden. The dining room is adjacent to the kitchen and provides useful formal entertaining space with a window to the front elevation and an attractive fireplace with a carved wooden surround and inset cast iron grate and brick hearth. A door leads to an extensive and large understairs storage cupboard. There is a useful ground floor shower/cloak room accessed form the lobby which has a matching suite and a tiled shower enclosure and tile effect flooring.

Stairs rise from the inner lobby to the first floor with a large storage cupboard to the side of the stairs accessing the landing which has a window to the rear elevation giving superb far reaching countryside views. There are three spacious double bedrooms all of which have windows to the front elevation with one having a range of bespoke built in wardrobes providing extensive storage space. These bedrooms are served by a well appointed fully tiled bathroom which has a matching suite with a pedestal wash hand basin, WC, bath with shower attachment, tiled floor and a dual aspect giving wonderful views.

Outside
The property can be approached via two separate drives via a five bar gate leading to a large gravel drive providing extensive parking in front of two substantial garage/workshops which are fully equipped with power and light.

The gardens at the property are absolutely wonderful and provide a high degree of privacy and comprise large expanses of lawn with a number of mature trees which provide focal points and these include ash and fir.

To the front of the house is a large expanse of neatly manicured lawn which is flanked by clipped hedge and has a herbaceous border with an attractive shaped brick path providing a focal point. To the westerly elevation, and accessed via French doors from the sitting room are brick steps which are flanked by raised borders providing colour. To the rear of the property is a large terrace accessed from the conservatory which is flanked by mellow dwarf red brick wall with steps rising to the rear garden. The rear garden is a perfect private entertaining space and there are three attractive apple trees to the rear beyond which are beautiful rolling field views.

In all about 0.70 of an acre (sts).

The well presented accommodation comprises:

- Attached cottage in superb setting
- Two reception rooms
- Stylish kitchen/breakfast room and conservatory
- Three double bedrooms
- Generous gardens
- Useful outbuildings
- Stunning field views
- Two bath/shower rooms

Agents notes:
The property comprises two land registry titles.
There is ample scope for extension and enlargement subject to the necessary consents being sought.
The property has a private drainage system, costs of which are equally split with the neighbouring property.
One of the barn roofs may contain asbestos, we would advise purchasers to seek advice regarding this.

Location

Great Yeldham is a popular village with a wide range of amenities including shops, post office, vets, restaurants, public houses, primary school and the church of St Andrew. The nearby market towns of Sudbury and Braintree provide for more extensive needs including rail services.

Access

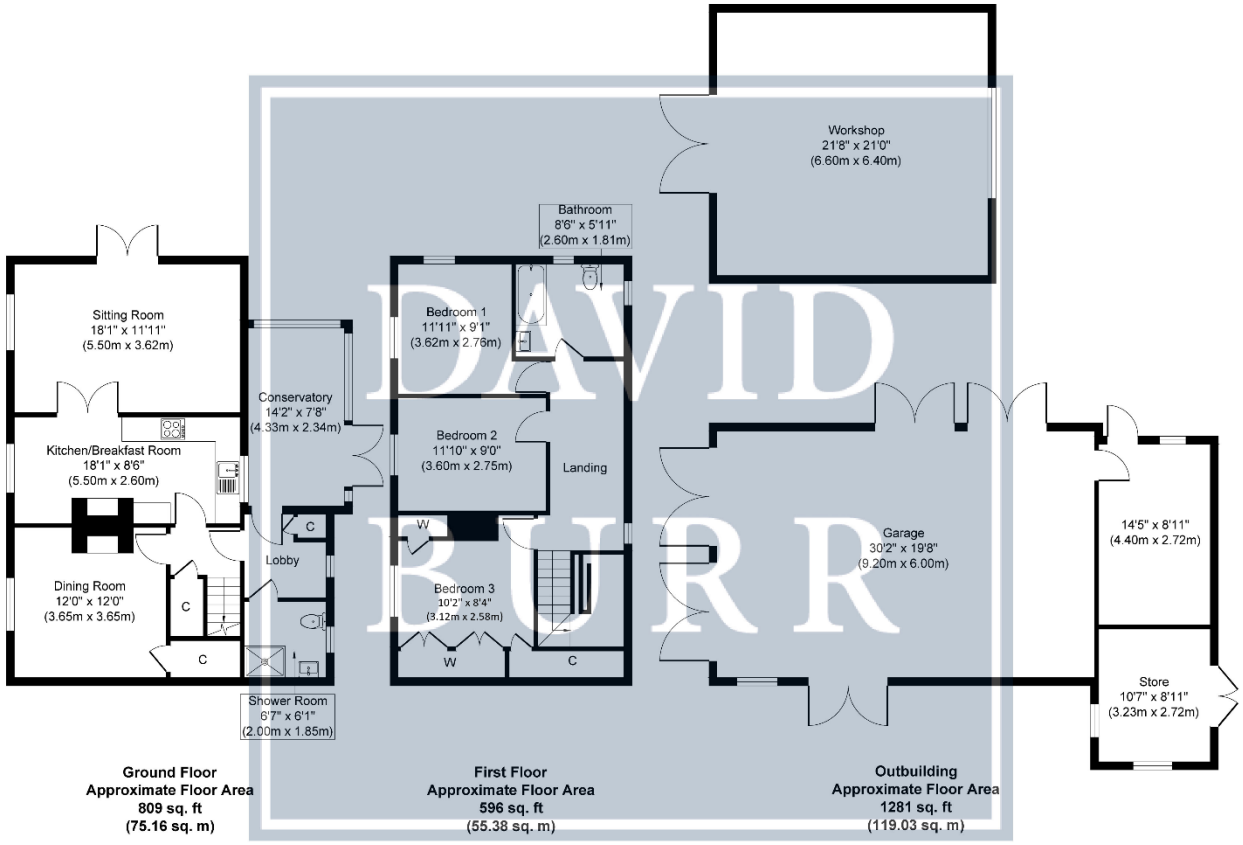
- Halstead 5 miles
- Sudbury 6 miles
- Braintree 10 miles
- Braintree-Liverpool St 60 mins
- Cambridge 28 miles
- Stansted approx. 30 mins











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 shared private drainage (Septic tank)

Oil fired heating to radiators. EPC rating: E

Council tax band: E Broadband: Fibre to the cabinet

Tenure: Freehold Construction type: Standard, brick

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

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