



THE COTTAGE

Burtons Green, Halstead, CO9 1RH

Guide price £1,125,000

DAVID
BURR



The Cottage, Burtons Green, Halstead, Essex, CO9 1RH

The Cottage is a substantial detached property originating from the 1930’s and is situated in a superb rural location within this sought after hamlet to the east of Halstead. The property has been extensively improved by the current owners and retains many fine period features coupled with contemporary style making it ideal for modern lifestyles. A solid oak door with a bullseye glass accesses the impressive reception hall which has oak flooring, a timbered ceiling and panelled doors to the principal reception rooms, and an impressive staircase with barley twist spindles and a panelled side rising to the first floor.

The drawing room benefits from a dual aspect and overlooks the extensive grounds and has detailed architraves and cornices. The dining room is accessed via glazed French doors and is directly opposite the kitchen making it ideal for entertaining, and it also has a dual aspect taking in wonderful views across open country side and has detailed architraves and cornicing. The family room is situated to the rear of the property and has a dual aspect with French doors leading to the rear of the property, which have views of the grounds and countryside beyond. This is a particularly charming room with timbers to the ceiling, a feature red brick fireplace in a recess with a wood burning stove on a slate hearth and there is extensive panelling to the walls and exposed oak floor boards. Accessed from the family room is a practical study which has views to the front gardens, a large picture window and beech flooring.

The kitchen/breakfast room forms the heart of the house and is situated to the rear of the property and has French doors leading to a large west facing patio entertaining terrace. It is extensively fitted with a range of bespoke hand painted units with granite work surfaces, a Belfast sink and integral appliances to include a blue oil fired Aga, Smeg induction hob, Kenwood dishwasher and extensive display cabinets. There is a large recess which can house an American fridge freezer, and a breakfast bar. The room has an appealing tiled floor and a large breakfast area with a view to the rear garden.

The remainder of the ground floor accommodation comprises a particularly useful boot/utility room which has a door to the outside and is fitted with a range of floor and wall mounted units with a tiled floor, Belfast sink and plumbing for a washing machine and space for a tumble dryer. The oil fired boiler is also housed in this room. The cloakroom is accessed directly from the reception hall and has an attractive door with a leaded window, pedestal wash hand basin and a matching WC.

The stairs rise to an attractive galleried landing which has a window to the rear elevation giving wonderful views over open rolling countryside. The principal suite is situated to the front elevation of the property and has a dual aspect overlooking the grounds and country side beyond and is fitted with an extensive range of built in wardrobes providing hanging and storage space with bulk head units over the bed. A panelled door leads to a lavishly appointed ensuite bath/shower room with a fully tiled oversized shower cubicle with a rectangular sink on a vanity unit with storage beneath, matching WC and a bath with a shower above. There is also a large linen cupboard housing the hot water cylinder.

There is a spacious guest suite which has a dual aspect, with wonderful countryside views and this has a well-appointed en-suite shower room with a fully sized shower cubicle, pedestal wash hand basin and matching WC. There are two remaining bedrooms, both of which are a generous size and benefit from extensive built in wardrobes, these are both served by an appealing family bath/shower room which has tiling to the walls, an oval ended bath with a shower above, pedestal wash hand basin and matching WC

Outside

The property is approached via a large and wide gravel drive which has large expanses of lawn on either side and this in turn leads to the detached triple cart lodge. The cart lodge has four double sockets, one at the back of each of the open bays and two in the garage section, one at the back and one on the side wall. There is also an external double socket on the right hand external wall. There is also a water supply within the cart lodge and extensive parking to the front. The front gardens benefit from a multitude of mature specimen trees which include a large clump of silver birch, maple and laurel. Immediately to the front of the house is an established herbaceous border which provides a focal point and the property benefits from being situated centrally within the plot.

Immediately to the rear of the house is a large patio entertaining terrace which benefits from a westerly aspect allowing it to take advantage of the afternoon and evening sun and is perfect for large family gatherings as it can be accessed from both the kitchen/breakfast room and the family room. The rear gardens are an absolute delight and beyond the terrace are extensive borders and a variety of specimen trees to include fir and these are segregated by mature screen hedges. There is a useful outbuilding attached to the rear of the property, which is the old pump room and coal store, which could readily be converted to further accommodation subject to the necessary consents. To the north westerly side of the rear garden is a useful detached stable building which provides storage and this is equipped with power and light. Adjacent to the large expanses of lawn and behind the cart lodge is a natural meadow which provides a haven for wildlife and could be readily used for a pony or other livestock.

The well presented accommodation comprises:

Substantial detached country house	Two suites and two further bedrooms
Spacious family accommodation	Detached cart lodge and further outbuildings
AGA kitchen/breakfast room	Stunning garden and wildflower meadow
Three reception rooms	NO ONWARD CHAIN
Study	In all about 2.47 acres (sts).

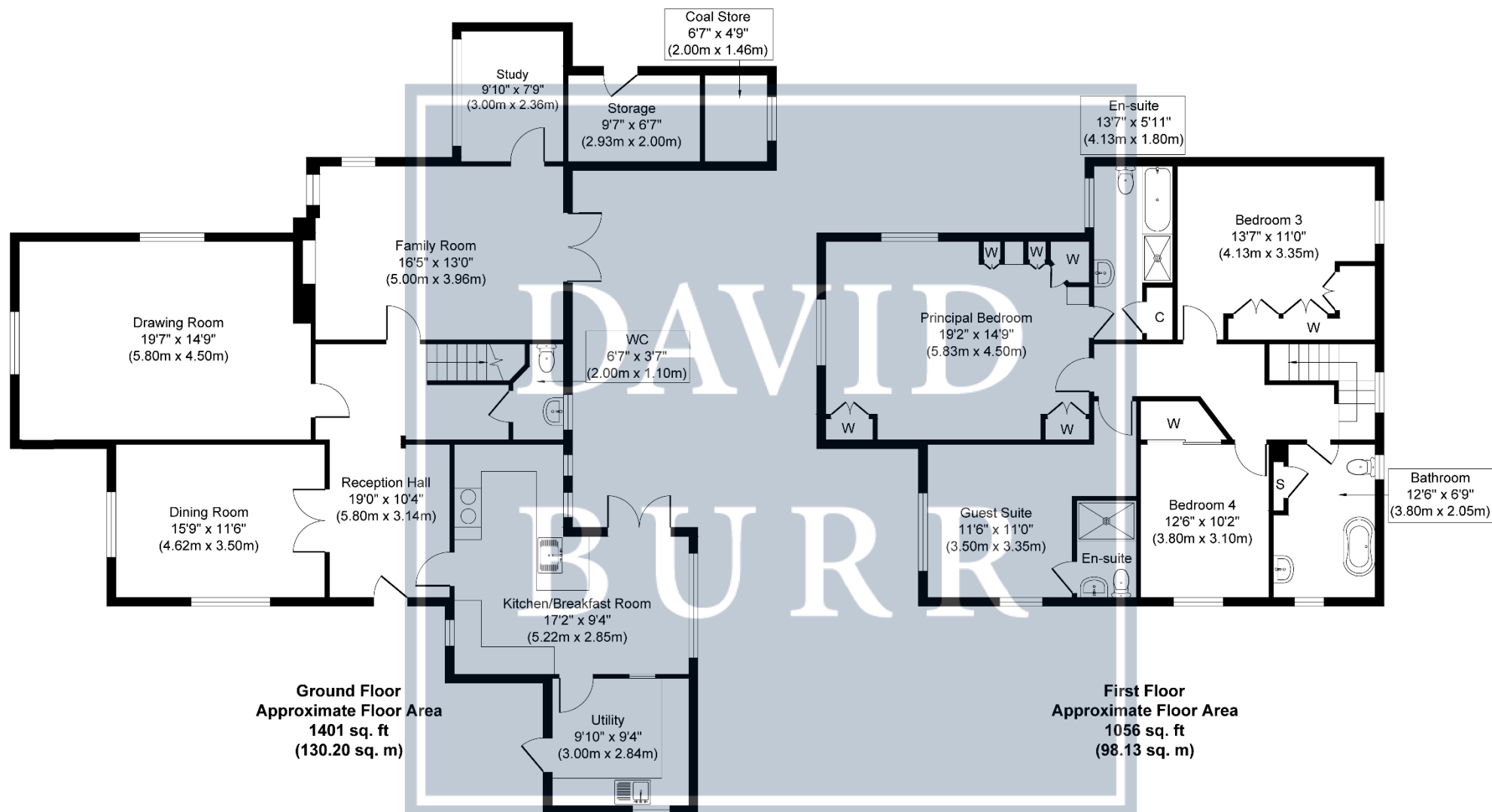
Agents notes:
Drawings are available for an impressive garden room extension to the rear of the house, fifth bedroom with ensuite and a one bedroom annexe. The current owners haven’t applied for planning permission.

Location
Burtons Green is a charming hamlet set in beautiful countryside, adjacent to Greenstead Green which offers local facilities at the renowned farm shop. The nearby market town of Halstead offers a wider range of everyday amenities with major supermarkets and other shops. Further facilities are available at Colchester, with a main line rail link to London.

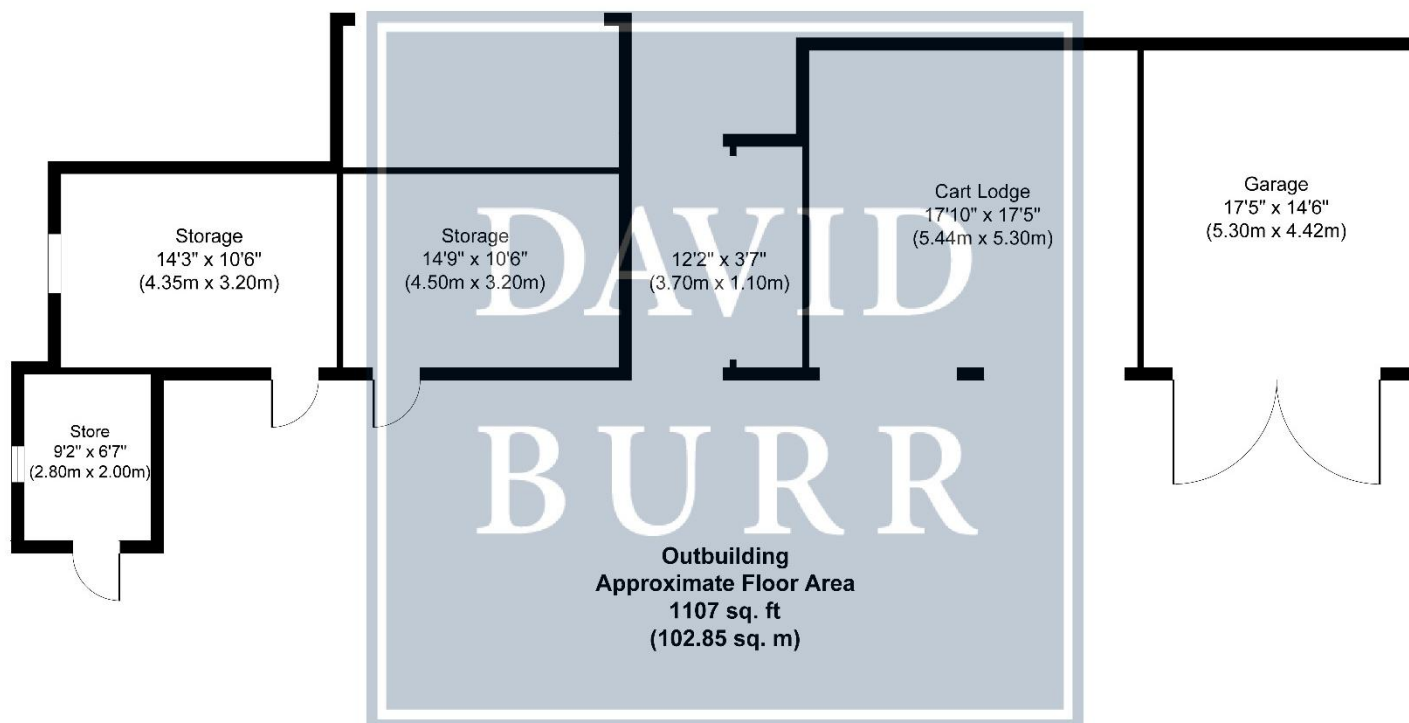
Access	
Halstead 2 miles	Kelvedon-Liverpool St 50 minutes
Braintree 8 miles	Stansted approx. 35 minutes
Colchester 13 miles	M25-Junction 27 45 minutes







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 private drainage (septic tank)

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

Tenure: Freehold

Broadband speed: up to 18 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

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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