

A two-story red brick house with a dark grey tiled roof and a prominent brick chimney. The house features several white-framed windows, some with flower boxes underneath. A large, mature weeping tree with bright yellow-green foliage dominates the left side of the frame. In the foreground, there is a well-maintained green lawn with a wooden bench, and a wide gravel driveway. A black fence runs along the right side of the property. The sky is blue with light clouds.

EH

EXQUISITE
HOME

A CHARMING PRESENCE

Essex is one of the larger counties in England and is generally thought of with reference to its proximity to London, industrial sprawl and busy towns. However, the north of the county on the Suffolk border is a delightful expanse of open and unspoiled countryside dotted with pretty villages and hamlets. Its largest town is historic Saffron Walden, and Haverhill, just inside Suffolk, is a hub for shops, schools and leisure activities. The landscape is charming, a patchwork of fields, woodland and copses, yet with excellent transport links. Trains run south to London from Saffron Walden and Sudbury and the M11 and A131 bisect the region and Stansted Airport is close by. The stunningly beautiful Colne Valley and the historic Suffolk Wool Towns are all within easy reach and this part of Essex is perfect for families and commuters alike.





The hamlet of Gainsford End is part of the village of Toppesfield, eight miles from the border with Suffolk, ten and a half miles north of Braintree and eight miles southeast of Haverhill. Toppesfield itself has a community pub, a primary school and the Grade I listed parish church of St Margaret's. Standing well off the road through Gainsford End is this delightful nineteenth century cottage which is full of period charm. The present owner bought it in 2015, attracted by the rural location (ideal for pet owners), the privacy, the potential and the excellent transport links. Since moving in, she has lavished love and attention on it, and it shows. The family bathroom was originally downstairs, but has been relocated to the first floor. The space created is now an attractive dual aspect home office. Originally, there was a small kitchen and dining room, but these have now been turned into one large airy kitchen/dining/family room with lovely views of the garden. The entire house has been redecorated, refloored, the garden has been planted up, the patio re-laid and solar panels installed on the roof. The pretty front garden is picture perfect, with a large gravel drive and a lawn shaded by a mature willow tree. Fragrant pink, yellow and dark red roses scramble up the front of the house and there are plenty of other perennials. The front garden gets the sun in the late afternoon and the owner often sits there enjoying the peace and gentle birdsong.

The large porch is ideal for hanging coats and storing shoes and leads directly into the charming living room with wood burner. There is an attractive brick fireplace making it extremely cosy during winter months. The owner has installed a pair of sliding wooden doors to close it off if necessary, giving plenty of versatility to the use of this part of the ground floor. The kitchen is crisp and contemporary in style, with dark blue cabinet doors and copper handles, white mirror quartz worktops, an integrated electric oven and microwave, a five ring induction hob and an extractor. The owner sourced a slab of oak as a nod to the history and heritage of the property and had it made into an island with cupboards and seating. Part of the wall is exposed brickwork and the entire room is a charming mix of rustic and contemporary. One wall of the living area is painted navy blue and natural light pours in from the doors out to the garden. The owner spends most of her time in this part of the house and has put in a pull-up plug and USB on the oak island so that she can work with a view of the garden. The side door leads into a small lobby with two cupboards from where the downstairs cloakroom and office can be accessed. The dual aspect office has a piece of walnut serving as the desk, also sourced by the owner.



Charming And Contemporary



“Beautifully decorated with modern touches, yet staying true to the heritage of the property...”



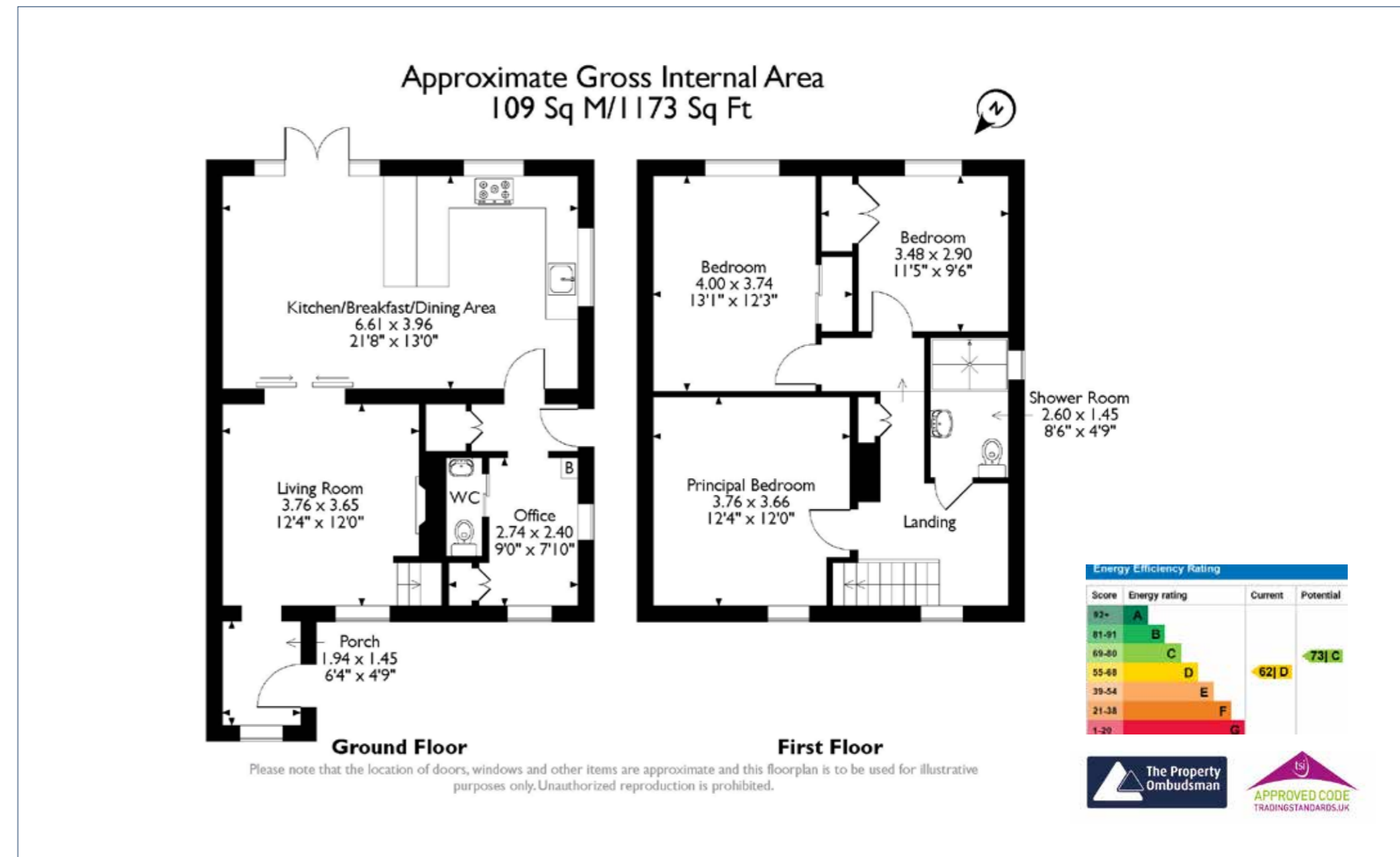
The staircase rises up from the living room to the first floor landing from which radiate three good-sized double bedrooms and the family bathroom. The two rear bedrooms have fitted wardrobes and the principal bedroom enjoys lovely views over the front garden and the open countryside beyond. The large family bathroom is very smart and contemporary, with exposed brickwork, a large walk-in shower with copper coloured tiles, a square rain shower head and a chrome towel heater. Smart, sleek and entirely practical, this is a bathroom ideal for serving the needs of any family configuration.



LOCATION

The pretty rear garden has been thoughtfully planted up to provide shade, fragrance, colour and texture. A newly resined patio sits at the back of the house, ideal for al fresco dining and entertaining. The rest is laid to lawn, surrounded by flowerbeds, mature trees and well established shrubs. There is also a small wildlife pond which attracts birds and insects. The bee-loving planting ensures that this garden is alive with bees, butterflies and birds in spring and summer time. There is also a useful shed and beautiful views out over open countryside.

The owner has really enjoyed being part of the local community, which is an exceptionally friendly and close knit one. There is a popular garden centre just down the road which also has a tea room, and in Toppesfield a village shop and community Post Office, there is also a shop at Great Yeldham two and a half miles away, several pubs and restaurants in beautiful Finchingfield just over six miles away as well as a pizza van which visits every Thursday.



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