



BIRCH HOUSE, TOPPESFIELD ROAD

Great Yeldham, Halstead

Price £650,000

DAVID
BURR



Birch House, Toppesfield Road, Great Yeldham, Halstead, CO9 4HD

A stunning ECO home offering adaptive living potential, one of three thoughtfully designed properties forming a small peaceful development known as The Grove.

Providing approximately 2000sqft of living accommodation, exceptional levels of insulation, airtightness, daylight levels, superior triple glazing, heat recovery and rainwater harvesting, Birch House balances flexibility, efficiency and renewable sources in a highly desirable and very spacious family home.

Birch House was built in 2013 as a sustainable home to Level 4. It is light and airy, beautifully presented, fastidiously maintained and occupies a plot incorporating superbly tended gardens which includes a south facing, very private front garden, ideal for entertaining.

Birch House is entered via a light filled and spacious entrance porch opening to an entrance hall. Stair flight rising to the first floor and doors leading to a shower room, separate utility room, study/fourth bedroom and the principal living area. The shower room features a large walk-in shower and suite. Adjacent to the shower room is a utility room with counter top, space for appliances, sink top, mixer tap and water softener, cupboard housing MVHR system.

A spacious and versatile study (fourth bedroom) overlooks the rear garden.

From the hall a doorway opens to the stunning living space which offers sitting and relaxation areas (due south), a dining area and kitchen. The living space is light filled via large windows, patio doors to the front and side and French doors across the rear.

The kitchen features high gloss units with square edged counter tops and matching wall units, fitted appliances and overlooks the front garden

The first floor features a well-proportioned landing with skylight window and large walk-in storage room. The principal bedroom is of excellent size, light and airy and provides access to a dressing room with fitted wardrobes. This in turn leads to a luxury en-suite featuring his and hers wash hand basin, bath and separate shower cubicle. Further access is provided from the landing to bedrooms two and three, both of excellent size and further access to the family bathroom/shower room which incorporates a luxury suite.

Outside

The property is accessed via an expansive herringbone driveway (shared with the two neighbouring properties) with a visitors parking space available and dedicated parking space for Birch House.

There is a detached garage with side access, electrically operated door and car charging point. A timber gate leads through to the front garden which offers a high degree of privacy and a lovely sunny orientation being south and west facing. The gardens are predominantly lawned with various shrubs and effectively wrap around the property to the left hand side and to the rear. The rear garden features a patio terrace across the rear and mature ash trees.

Agents Note;

Code For Sustainable Homes; Birch House is built to Level 4 on the Code for Sustainable Homes. This means that the house is at least 44% more energy efficient than a new house built to conform to current Building Regulations. (Non standard construction)

Adaptive Living; wide doorways, ground floor walk in shower, ground floor double bedroom (study).

The immaculately presented accommodation comprises:

Three double bedrooms	Study/Bedroom four
Stunning living space	Utility room
Ground floor shower room	Family Bath/shower room
Principle bedroom suite	Quality floor coverings throughout
Detached garage	Wrap around gardens
Semi rural location	Exceptional condition

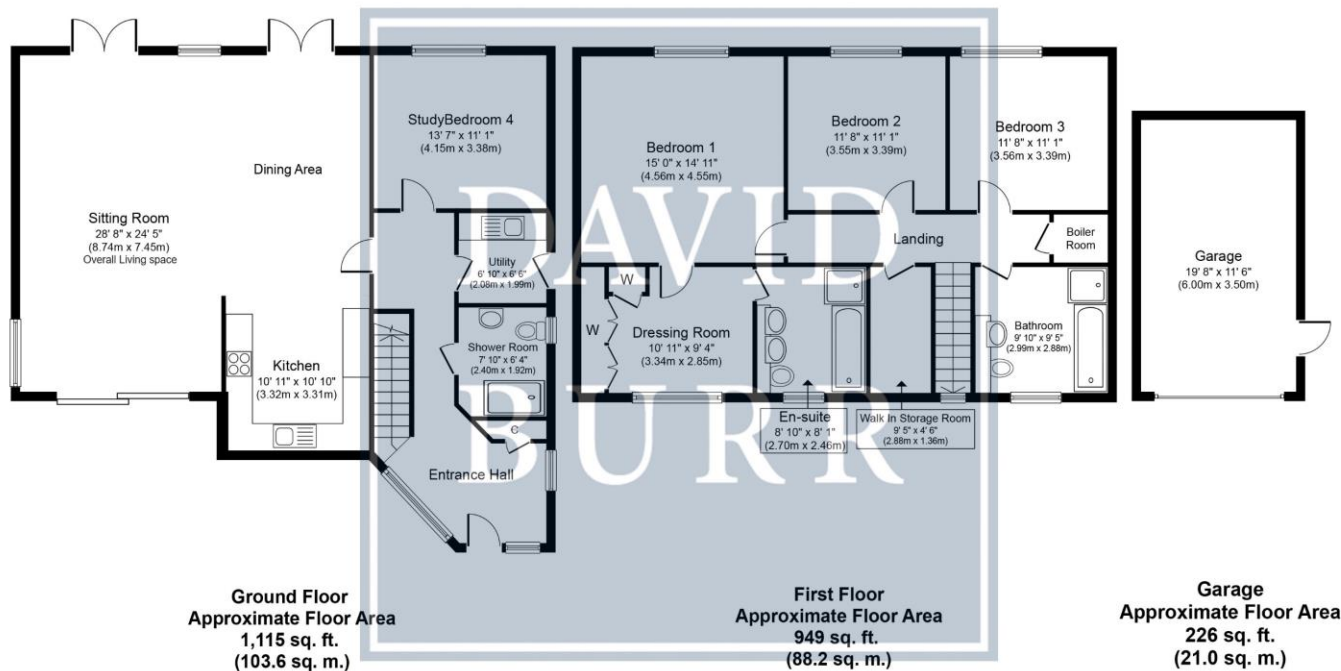
Location

The Grove is located on the edge of the popular village of Great Yeldham. Braintree, Sudbury and Haverhill are all within easy reach by car and there are bus services. Great Yeldham offers local facilities including pubs, church & school, convenience store/newsagent, playing fields and more. Just a few minutes' walk along Toppesfield Road is beautiful open countryside.

Access

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

Copyright V360 Ltd 2023 | www.houseviz.com

Additional information

Services: Main water, electricity and drainage.

A+ rated appliances, air source heat pump (under floor heating to ground floor and vertical radiators to first floor), solar thermal panels (hot water), rainwater harvest for two first floor WC.s., Mechanical Ventilation Heat Recovery (MVHR), triple glazing. None of the services have been tested by the agent.

EPC rating: B.

Council Tax band: F

Broadband coverage: up to 900Mbps (source Ofcom)

Mobile phone coverage: EE, 3, O2, Vodafone (source Ofcom)

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



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.

