



**RAFTERS,**

Church Street, Gt Maplestead, Halstead, Essex.

DAVID  
BURR



Rafters, Church Street, Gt Maplestead, Halstead, Essex.  
CO9 2RG.

Rafters is a deceptively spacious, individual, three-bedroom chalet style property located on a quiet tree lined thoroughfare in the centre of a highly sought after and popular North Essex village. The property offers well-appointed and versatile accommodation.

The spacious reception hall is accessed via a door with a diamond glass panel, flanked by two windows, and has 'karndean' flooring in an attractive herringbone layout with detailed borders, stairs rising to the first floor, and a large cloak cupboard. The two principal reception rooms are situated to the front elevation of the property and overlook the garden. The sitting room is generously proportioned, and has plantation shutters, a wood burner set on a slate hearth, which is flanked on both sides by attractive painted bespoke bookcases and shelves. The third bedroom also has views to the garden and plantation shutters, is of a generous size, and the current owners often use it as a games room.

Leading from the reception hall is a lavishly appointed cloak/shower room, which is fully tiled, has a large walk-in shower, sink on a vanity unit and wc.

The kitchen/breakfast/day room is situated to the rear of the property and forms the heart of the home, and is perfect for entertaining as it has two sets of French doors which access the low maintenance rear garden. It is extensively fitted with a range of painted floor and wall mounted units with quartz worktops and back stands, twin sinks, a large central island unit with a breakfast bar, and integral appliances to include a 'Rangemaster' cooker, extractor hood above, 'Neff' microwave oven, and plumbing for a dishwasher and the floor is covered in an attractive light coloured porcelain tile.

A door leads to a practical utility room which has a door to the rear garden, a range of floor and wall mounted units with beech effect worktops, tiled splash backs and a sink, and plumbing for a washing machine. From here a door leads into the integral garage which has an electric roller door, and is extensively fitted with storage shelves.

The first floor is equally appealing, and has a landing with a Velux window. The principal bedroom is generously proportioned, and has a part vaulted ceiling, and a complete range of built-in wardrobes and a dressing table, wonderful views of Lucking Street and the fields can be had from the rear window. There is a spacious en-suite

with 'Amtico' flooring, a large shower cubicle, Velux window, and a vanity unit with extensive storage, and a matching wc. The second bedroom is equally appealing, with a part vaulted ceiling, built in wardrobe and a well-appointed en-suite, with 'Amtico' flooring, corner shower cubicle, vanity unit and matching wc.

Rafters is approached via attractive arch topped gates, leading to a paved drive which provides ample parking and in turn to the integral garage. To the side is a large sandstone terrace, beyond which is a large lawn, with mature laurel hedge to the front, herbaceous border to the side, and an attractive seating area positioned to take advantage of the evening sunshine. The rear garden is a delight, and designed with low maintenance in mind, being extensively paved and terraced, with a low maintenance border. There is an attractive canopy providing shade, and a purpose-built studio with heating and lighting, which would make an ideal home office.

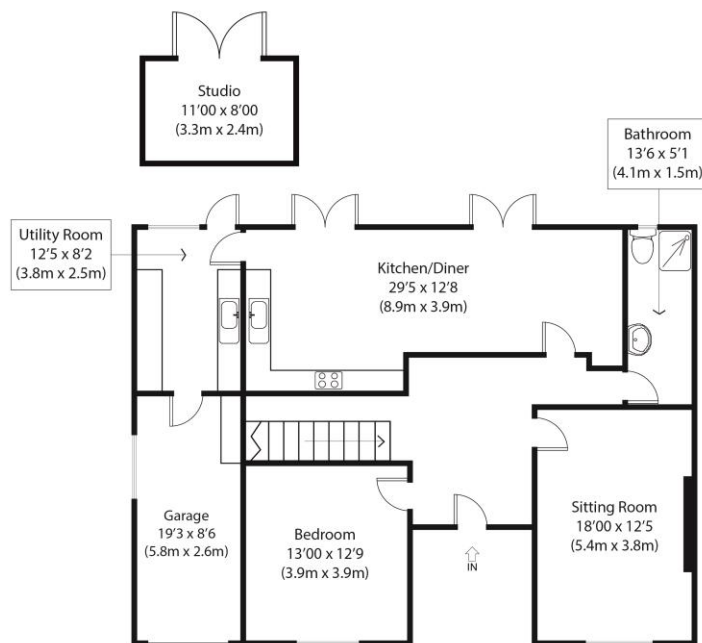
The accommodation comprises:

Spacious reception hall	Plantation Shutters
Sitting room	Principal suite
Ground floor Bedroom 3	Bedroom 2/Guest suite
Kitchen/Dining/Day room	Integral garage
Utility/boot room	Attractive gardens
Ground floor shower room	Home office/studio

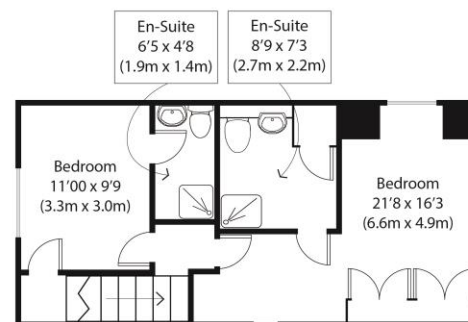
Access

Sudbury 7 miles	M25 J27 approx 50 minutes
Halstead 3 miles	Colchester 17 miles
Braintree 7 miles	Stansted approx 30 minutes





Ground Floor



First Floor

Approximate Gross Internal Area  
1500 sq ft (140 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



### Additional information

Services: Main water and private drainage connected. Oil fired heating. EPC: B.  
Council tax band: E.  
Tenure: Freehold.  
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  
Woolpit (01359) 245245  
Bury St Edmunds (01284) 725525  
Newmarket (01638) 669035  
London (020) 7390888  
Linton & Villages (01440) 784 346

### Location

Great Maplestead, which in the past has been awarded Best Kept Village in Essex, is undeniably attractive and thriving village with a good community feel and local amenities include a highly regarded primary school. The nearby market towns of Halstead, Sudbury and Braintree provide further amenities and services to include a mainline service to London Liverpool Street from the latter.

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