



**Sundial House**  
**Drury Lane, Ridgewell, Essex**

**DAVID  
BURR**



# Sundial House, Drury Lane, Ridgewell, Halstead, Essex CO9 4SL

Ridgewell is an attractive, well served village with a pub, parish church, active village hall and school. There is a variety of period architecture centred round a village green. Nearby towns include Halstead (about 10 miles), Haverhill 5 and Clare about 4 miles. Approximately 25 miles equal distance from Ridgewell are Bury St. Edmunds, Cambridge, Colchester and Chelmsford.

This spacious detached property is situated in a quiet location on the outskirts of the village convenient for local amenities. The property offers tastefully presented living accommodation with a spacious and flexible layout set within mature gardens with ample parking and a double garage. In all about 0.21 of an acre.

## A four bedroom detached property set within mature gardens with parking and a double garage.

Entrance into:

**ENTRANCE PORCH** in turn leading to:

**HALLWAY** A spacious and welcoming area with stairs rising to the first floor.

**SITTING ROOM** A triple aspect room with a brick fireplace and double doors opening onto the veranda and garden beyond.

**DINING ROOM** A spacious room with outlook to the side and open-plan through to the:

**KITCHEN/BREAKFAST ROOM** This impressive space is extensively fitted with a range of units under worktops with a 1.5 bowl sink inset and instant boiling water tap. A large central island provides further storage and seating. Integrated appliances include a dishwasher, four ring induction hob, integrated tall fridge and freezer, electric oven and microwave. French doors open to the rear garden and an opening leads through to the:

**SNUG** A delightful room in the heart of the home creating an ideal playroom/entertaining space.

**UTILITY ROOM** Fitted with a further range of units under worktops with a stainless steel sink and drainer inset, plumbing for a washing machine and space for a tumble drier and water softener. A door leads to the side.

**CLOAKROOM** WC and washbasin.

### First Floor

**LANDING** leads to:

**BEDROOM 1** A lovely light room with outlook to the front, walk-in dressing room and **En-Suite** comprising WC, wash basin, tiled shower cubicle and a heated towel rail.

**BEDROOM 2** With outlook to the rear.

**BEDROOM 3** With outlook to the front.

**BEDROOM 4** With outlook to the rear.

**BATHROOM** Tastefully fitted with a white WC, wash basin, bath with shower over and a heated towel rail.

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## Outside

The property is approached via a sweeping gravel driveway providing parking and turning for several vehicles in turn leading to the **DOUBLE GARAGE** with light and power connected. The gardens are predominantly to the rear of the property and enjoy a southerly aspect with an extensive decked terrace leading to the kitchen and up to the covered veranda, ideal for Al Fresco entertaining. The lawned gardens are flanked by mature shrubs and trees and lead down to vegetable beds with a garden shed and greenhouse.

In all about 0.21 acres.

**TENURE:** Freehold.

**LOCAL AUTHORITY:** Braintree District Council. Council Tax Band: F. £3,099.86 per annum for the period 2024/25.

**EPC RATING:** D.

**CONSTRUCTION TYPE:** Timber framed.

### **COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes/No. Speed: Up to 53 mbps download, up to 8 mbps upload.

**Phone Signal:** Yes. Provider: EE, O2 and Vodafone.

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**SUBSIDENCE HISTORY:** None known.

**ASBESTOS/CLADDING:** None known.

**RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS:** None.

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None known.

**RESTRICTIONS ON USE OR COVENANTS:**

**FLOOD RISK:** None known.

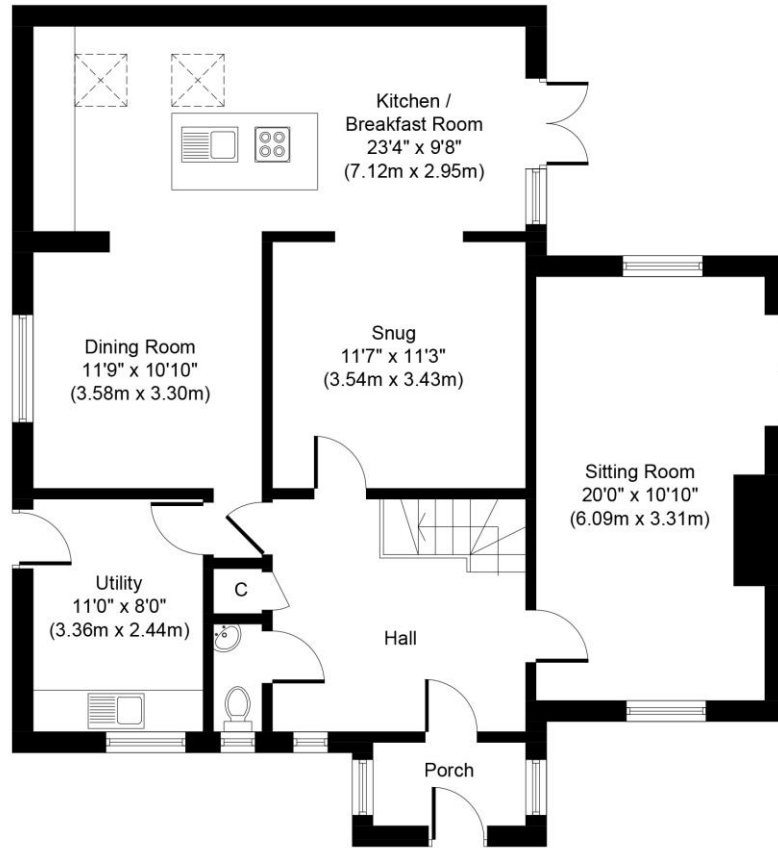
**COALFIELD OR MINING AREA:** N/A.

**ACCESSABILITY ADAPTIONS:** None.

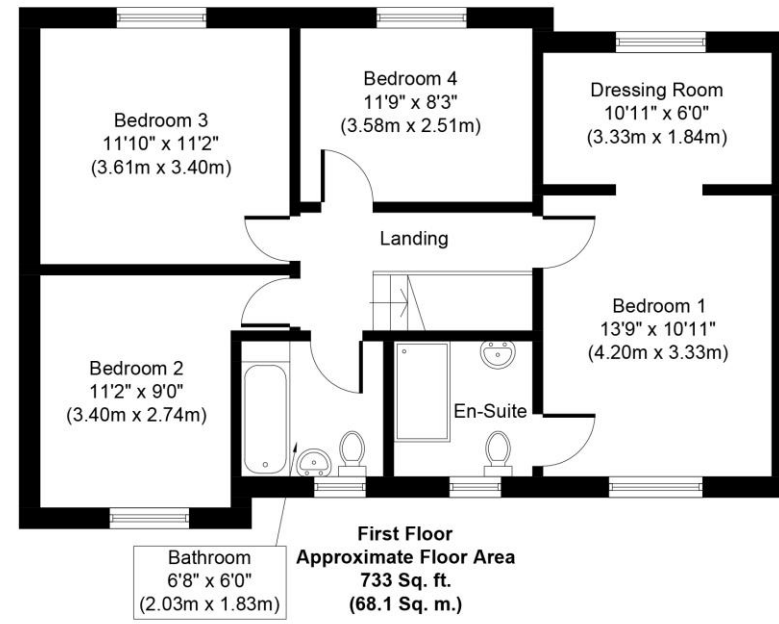
**WHAT3WORDS DIRECTIONS:** Winds, towns, offer.

**VIEWING:** Strictly by prior appointment through DAVID BURR.

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**Ground Floor**  
**Approximate Floor Area**  
**1034 Sq. ft.**  
**(96.1 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**733 Sq. ft.**  
**(68.1 Sq. m.)**

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.

