



2 AUDLEY END

Gestingthorpe, CO9 3AU

Guide £385,000

**DAVID
BURR**



2 Audley End, Gestingthorpe, CO9 3AU

A wonderful opportunity to acquire a rural cottage on the outskirts of a highly sought after North Essex village, with farmland views to the front and immediately to the rear. The cottage is perfect for those seeking a tranquil and rural lifestyle, it features plenty of parking for guests and delightful gardens which have been lovingly landscaped and planted by the current owners. The property is conveniently located for access to the market towns of Halstead and Sudbury, and with lots of scope for future changes and alterations, a viewing is thoroughly recommended.

Replacement entrance door to entrance lobby. Stair flight leading to first floor level and door through to the sitting room. The sitting room features a fireplace set to the corner of a room and has a large feature oriel window to the front. There is an understairs storage area and door way through to the kitchen/breakfast room. The kitchen/breakfast room is a spacious room with fitted worktops, draws and cupboards, sink tops and window to side. There is also a fireplace with an inset wood burning stove. French doors from kitchen/breakfast room to the conservatory which further provides access to a utility area and an inner lobby and the bathroom. The bathroom features a three piece suite comprising of a bath, pedestal hand wash basin and low level WC. The utility area houses the oil fed boiler and also has fitted worktop and window over looking the garden.

There are French doors from the conservatory to the rear garden. To the first floor there are three bedrooms. The principal bedroom is to the front and features a cupboard over the stairs. The two further bedrooms are to the rear of the property with lovely views over surrounding countryside.

Outside

The property is approached via a lengthy driveway which is suitable for parking of numerous vehicles. This leads down to a delightful front garden with numerous plants and shrubs and pathway leading to the entrance door. Along side the house there is a gate and pathway which leads to the rear garden.

The rear garden commences a patio area. This patio area opens out to a lawn with a raised pond immediately to the left hand side. There are numerous and bountifully stocked flower and shrub borders, these intersperse the lawn forming pathways which inter weave the garden. There is a concealed 'Shepards hut' retreat and a further distinct area of the garden beyond the lawn which is formed of a paved surface and again features numerous flowers and shrubs. There is a hidden seat, timber shed and a storage area behind the shed. The oil tank is adjacent to the patio.

The well presented accommodation comprises:

Lovely rural location	Farmland immediately behind
Outskirts of popular village	Three bedrooms
Sitting room	Kitchen/Breakfast room
Conservatory & Utility area	Delightful gardens
Lots of parking	Scope for further alterations

Location

Gestingthorpe is a most attractive rural village with 'The Pheasant' restaurant, parish church and village green. The market towns of Sudbury with commuter rail link and Halstead are close by as is Braintree with mainline station and many amenities and services.

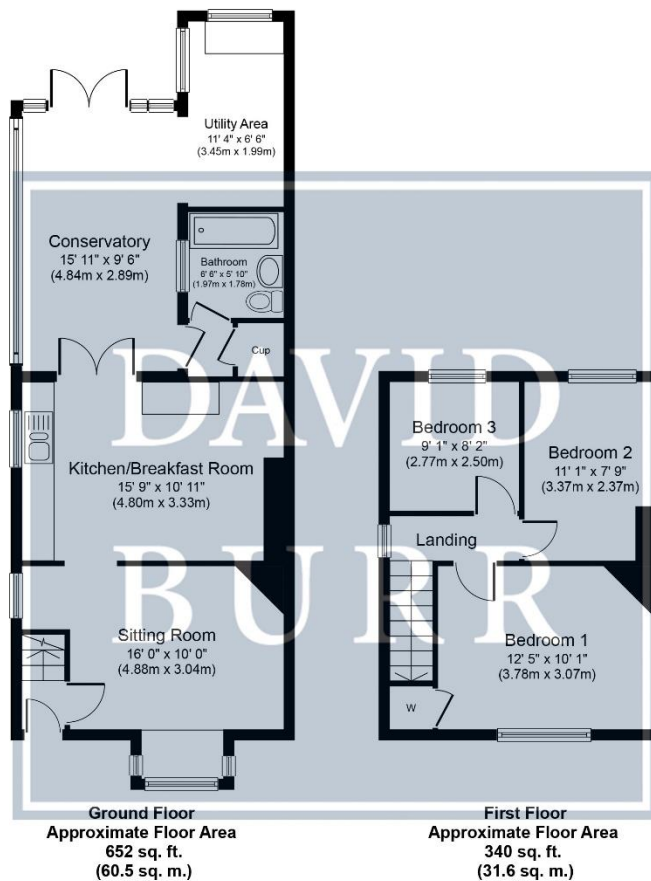
Access

Halstead 5 miles	Braintree – Liverpool St 60 mins
Braintree 9 miles	Stansted approx 30 mins
Sudbury 5 miles	M25 J27 approx 50 mins

Agents Note;

There is a public footpath which runs to the southern boundary of the neighbouring cottage. We understand that the septic tank drainage system is shared with the neighbouring cottage.





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 (Shared septic tank).

Oil fired heating to radiators. EPC rating: E Council tax band: C

Broadband speed: up to 900 Mbps (Ofcom).

Mobile coverage: EE, Three (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

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