



**PARKLANDS**

The Street, Gosfield, CO9 1TJ

**Offers in the Region of £575,000**









## Parklands House, The Street, Gosfield, CO9 1TJ

Parklands House is substantial and attractive property from the mid Victorian period and enjoys a central location within this favourable and sought after North Essex village. The property has an abundance of original attractive character features throughout and offers versatile and flexible family accommodation.

An appealing oak and glazed panel door accesses the spacious lobby with another original oak door leading to the inviting reception hall. This is a light and airy space with oak effect flooring, stairs rising to the first floor, a window to the rear elevation and an attractive cast iron cooking range set within the fireplace.

The sitting room is situated to the south elevation of the property and has views to the front garden and is of generous size providing light and bright accommodation with a cast iron fireplace with carved wooden surround providing a focal point. A square arch leads through to the snug/family room which again benefits from views to the front garden and has appealing original features to include a picture rail and an attractive cast iron fire with tiled surround and hearth, and a carved wooden frame. Adjacent to the snug/family room and accessed via the kitchen/breakfast room is a useful home office or study which has views to the front.

The kitchen/breakfast room is situated to the rear of the property and has a tiled floor and views to the rear garden. It is distinctly segregated into two areas with the breakfast area having attractive panelling to dado height and the kitchen area being extensively fitted with a range of floor and wall mounted shaker style units with oak butchers' block work surfaces, a one and a half bowl stainless sink, plumbing for a dishwasher and an attractive Stoves range cooker with Neff extractor hood above. The delightful red brick fireplace provides a focal point.

The remainder of the ground floor comprises a practical utility/boot room which has storage and hanging space, plumbing for a washing machine, space for a tumble dryer and a fridge freezer. Adjacent to this is a downstairs cloakroom which is tiled to dado height, has a tiled floor and houses the Worster gas fired boiler.

The attractive original oak hand rail to the stairs rises to a delightful galleried landing which has views to the rear and over the roofline of the village, with an appealing fireplace and a door leading to the linen cupboard. The principal bedroom is situated to the southerly elevation and has views to the front garden and beyond, and features a useful walk in wardrobe, exposed pine floor boards and a door to a well-appointed ensuite shower room which is tiled to dado height, a large walk in shower enclosure, rectangular sink on a vanity unit with storage beneath and a matching WC. There are three further bedrooms which are all well-proportioned, two of which are on the front elevation and one to the rear and these are served by well-appointed family bathroom which has a tiled floor, bath with shower above and a matching white savoy suite, and there is appealing panelling to dado height.

The property is approached via a gravel drive which provides parking for numerous vehicles. The property sits centrally in its generous plot and rear access is afforded on both sides. To the front of the parking area is an established garden which comprises large expanses of lawn with a brick path leading to the street, and has mature hedging to the front and some attractive native trees to include silver birch and walnut. To the northerly side of the property is a large terrace providing a private entertaining area beyond which are large expanses of lawn to the rear, with mature borders and a variety of native trees to include ash which provide focal points. Immediately to the rear of the property is a large decked entertaining terrace and to the rear extent of the garden is a further terrace which is positioned to take advantage of the afternoon and evening sun. This has a pergola above with a climbing jasmine to provide shade.

To the rear of the garden is a useful outbuilding which is equipped with power and light which could provide a variety of uses.

The well presented accommodation comprises:

Attractive Victorian family home	Characterful period features
Three reception rooms	Principal suite
Three further bedrooms	Attractive mature gardens
Scope for enlargement and improvement (stp)	Extensive parking

### Agents notes:

There is ample scope to erect a garage subject to the necessary consents.

The property could readily be extended if needed, subject to the necessary consents.

This is a Victorian timber framed property.

The outbuilding roof is of asbestos. We would urge potential purchasers to make their own enquiries as to its condition and type.

The property would benefit from a degree of decorative updating.

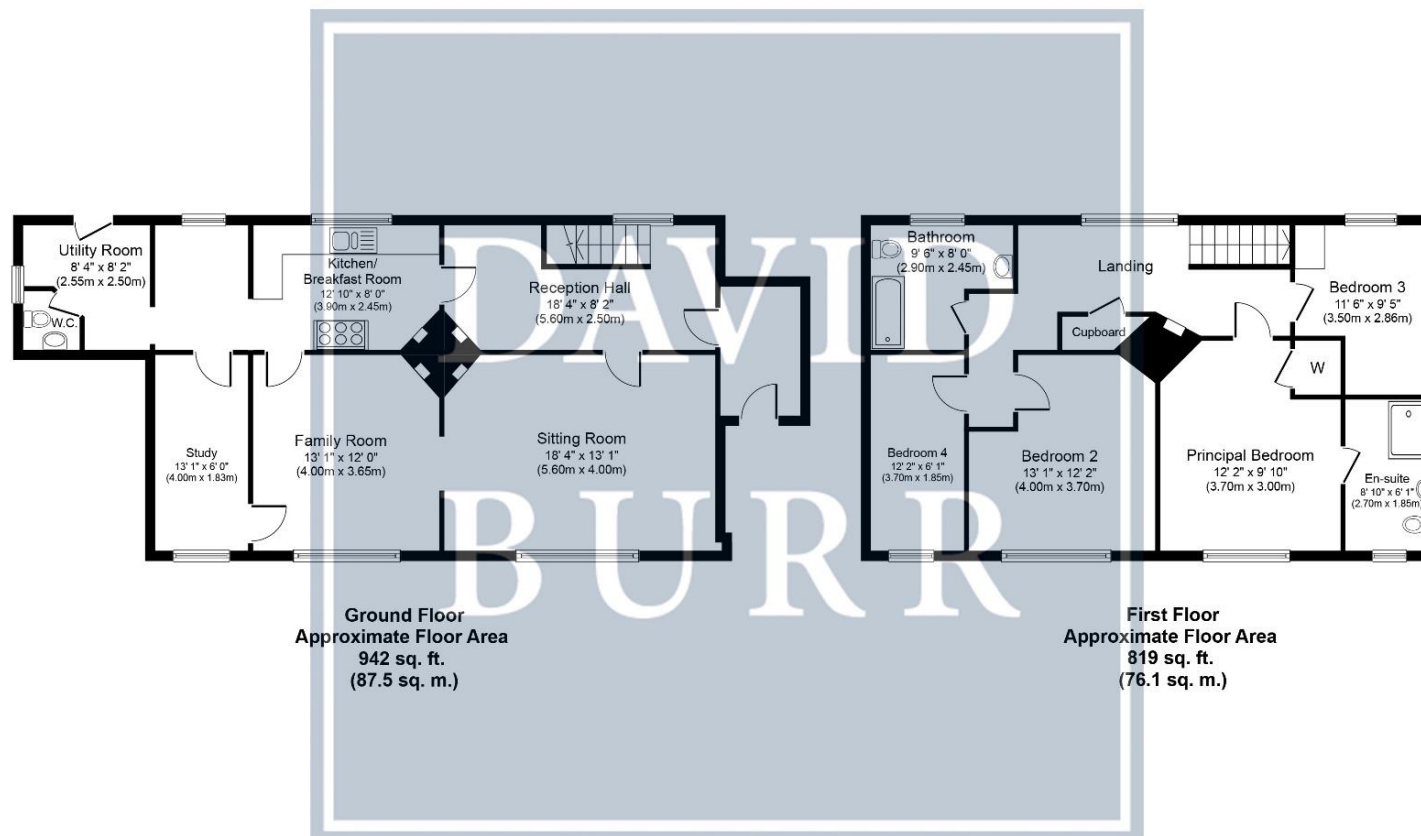
### Location

Gosfield is a popular village with a wide range of local amenities including shops, post office, church, public houses, golf course with water skiing lake and three well regarded schools. The nearby towns of Halstead and Braintree provide more extensive facilities. Mainline rail services are available at Braintree, Witham 13 miles and Kelvedon 13 miles.

### Access

Halstead 3 miles	Witham-Liverpool St 50 mins
Braintree 5 miles	Stansted approx. 30 mins
Colchester 17 miles	M25 J27 approx. 50 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.

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### Additional information

Services: Main water, electricity and drainage.

Gas fired heating to radiators. Tenure: Freehold

EPC rating: E Council tax band: C

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE & Three - Limited (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](http://DAVIDBURR.CO.UK)

### Contact details

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**DAVID  
BURR**