



HIGH GREEN

Chapel End Way, Stambourne, CO9 4NZ

Guide price £825,000

DAVID
BURR



High Green, Chapel End Way, Stambourne, CO9 4NZ

High Green is a superbly situated detached family home with far reaching views over rolling farmland and is centrally situated within its large grounds with no immediate neighbours. The property was constructed by the well renowned local firm Tanner and Wicks in the 1960s and offers generously proportioned family accommodation which has been greatly improved and modernised by the current owners.

An attractive glazed porch with tiled floor provides useful storage space and in turn leads to a stunning original solid oak door with leaded window which opens to the inviting reception hall. There is an impressive oak staircase with attractive detailing which rises to the galleried landing. Glazed doors lead to both the sitting room and dining room, both of which are hugely impressive rooms with the sitting room benefitting from a triple aspect and having views to the front, rear and side. There is an impressive wall mounted fireplace with slate hearth and sliding patio doors which lead to the extensive terrace and garden beyond.

The sitting room is directly linked to the dining room via glazed French doors and is also accessed from the reception hall. This is a particularly impressive room with full width sliding patio doors to the terrace and garden making it ideal for entertaining, and coupled with the sitting room offers great versatility.

A glazed door from the reception hall accesses the kitchen breakfast room which also benefits from a triple aspect with views to the garden and fields beyond. It is extensively fitted with a range of floor and wall mounted units and has a one and a half bowl corner sink, a Range Master cooker with extractor hood above, plumbing for a dishwasher and space for an under counter fridge. It benefits from an attractive tiled floor and has a glazed and panel door which accesses the rear hall.

The rear hall is a practical area with a tiled floor and a large walk in pantry, beyond which is a useful boot room with floor mounted units, a sink and plumbing for a washing machine and space for a tumble dryer, it also has a door to the rear garden. The study/fourth bedroom is of a generous size, and is ideal for those that work from home.

There is a well-appointed ground floor cloak/shower room with a large walk in shower cubicle, vanity unit with sink and cupboards beneath, a WC and bidet, tiled flooring with underfloor heating.

The impressive staircase rises to a galleried landing which has a large picture window giving wonderful views and there is also a useful full height storage cupboard with an automatic back light. The principal bedroom has a dual aspect giving wonderful views with the front window being flanked by two built in wardrobes. The rear window gives views to the garden and beyond. There are two further well-proportioned bedrooms which are situated on the rear elevation of the house one of which has a range of bespoke built in wardrobes, dressing table and bulk head units above the bed. These three bedrooms are served by a lavishly appointed shower room which is fully tiled, has a large walk in shower cubicle, wall mounted sink, matching WC, bidet and a tiled floor with underfloor heating the Mira shower, washbasin and bidet are powered by a separate hot and cold booster pump. The shower room benefits from a dual aspect giving views to the garden and beyond. There is a large linen cupboard accessed from the landing.

Outside

The property is approached via a five bar gate which is flanked by extensive expanses of lawn on either side leading to a large area of hard standing providing extensive parking for numerous vehicles. To the east side of the drive are large expanses of lawn within which is a mature orchard boasting a variety of native fruit trees. There is a second gated access on the eastern side providing options for the large storage barn.

There is an appealing raised brick flower bed to the front of the property and to the western side are further larger expanses of lawn with a central herbaceous border running from front to back which provides a focal point, and this is densely stocked with a variety of shrubs and plants which provide year round interest and colour. An ornate arch accesses a further area of the garden where there is a large storage shed in the corner and a variety of specimen trees to include cherry, plum and laurel.



To the rear of the property is an extensive terrace which can be accessed from the sitting room, dining room and boot room and this provides the perfect family entertaining area. Between the terraces are expanses of lawn and there is a summer house which is equipped with power and light which would make a perfect home office or entertaining space. To the eastern side of the property is a particularly impressive steel portal frame agricultural building which is fully equipped with power and light and provides the opportunity for a variety of uses, subject to any necessary consents being in place. There are stairs rising to a large mezzanine storage area and adjoining the steel frame barn is a timber structure providing further storage space. To the west side of the timber structure is a stable which is currently used for storage, there is also a greenhouse, toolshed and stable.

In all about 1.30 acres (sts).

The immaculately presented accommodation comprises:

Superbly situated detached family home

Wonderful position with views over farmland

Two reception rooms

Principal suite and two further bedrooms

Study/bedroom four

Attractive garden

Summer house

Greenhouse

Storage barn

In all about 1.30 acres (sts)

NO ONWARD CHAIN

Agents notes:

There is ample scope for extension subject to planning.

The barn could be used for a variety of purposes including residential subject to planning.

The barn has asbestos cladding, purchasers should make their own enquiries with regard to this.

Location

Stambourne is a small village surrounded on the whole by farmland and open countryside. The market towns of Sudbury and Braintree provide extensive facilities including rail links to the latter. The pretty village of Saffron Walden lies 14 miles aspect of Stambourne and provides many facilities and services including a main line station to London Liverpool Street.

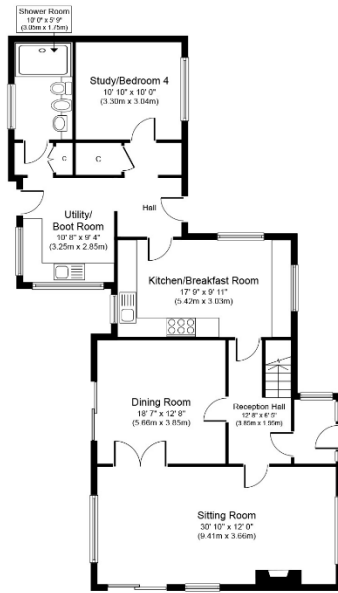
Access

Halstead 9 miles Saffron Walden – Liverpool St 60 mins

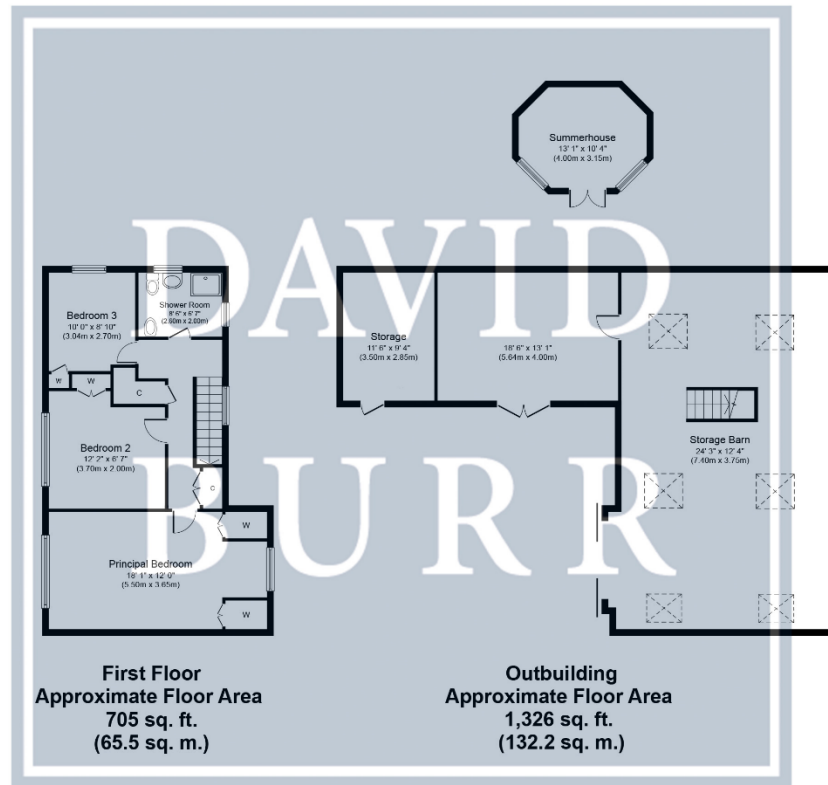
Braintree 13 miles Stansted approx 30 mins

Sudbury 13 miles M25 J27 approx 50 mins



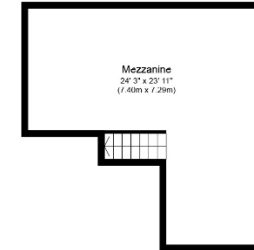


Ground Floor
Approximate Floor Area
1,148 sq. ft.
(106.6 sq. m.)



First Floor
Approximate Floor Area
705 sq. ft.
(65.5 sq. m.)

Outbuilding
Approximate Floor Area
1,326 sq. ft.
(132.2 sq. m.)



Mezzanine
Approximate Floor Area
444 sq. ft.
(41.3 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.

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Additional information

- Services: Main water, electricity and private drainage (Septic tank)
- Oil fired heating to radiators. EPC rating: E. Council tax band: F
- Broadband speed: up to 1000 Mbps (Ofcom).
- Mobile coverage: O2 & Vodafone - 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.

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Contact details

- Castle Hedingham (01787) 463404
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- Clare (01787) 277811
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