



## HIGHFIELDS

Yeldham Road, Stambourne, CO9 4ND

Guide price £975,000





## Highfields, Yeldham Road, Stambourne, CO9 4ND

Highfields is a substantial detached family home enjoying a superb location on the periphery of this popular North Essex village. The current owners have vastly improved the property and created a home of considerable character and style with contemporary finishes throughout, and installed eco-friendly heating systems to make it fit to the 21<sup>st</sup> century.

A covered porch and a glazed and panel door lead to the inviting reception hall which has appealing parquet flooring, panelling to dado height and an oak staircase rising to the first floor. The two principal reception rooms are situated to the front of the property and have attractive bay windows overlooking the front garden, parquet flooring and original fireplaces. The sitting room has a particularly appealing carved stone fire surround with a wood burner on a slate hearth. The property has been significantly extended and improved, and to the rear, housed in a later extension is a stunning semi open plan kitchen/breakfast/family room. The room benefits from herringbone 'amtico' flooring and has bi-fold doors to the rear elevation opening to a decked terrace with wonderful views. The room is extensively fitted with a range of floor and wall mounted shaker style units, granite work surfaces and a large breakfast bar with integral appliances to include a 'Rangemaster' cooker with extractor hood above, wine fridge, dishwasher and a white Aga set within an appealing tiled recess. There are two large pantry cupboards that provide further storage. In the corner of the family area is an impressive white enamel wood burning stove set on a plinth which provides a focal point.

The remainder of the ground floor comprises a large utility/boot room with a quarry tiled floor, and a range of units, both floor and wall mounted with a stainless steel sink and plumbing for a washing machine and space for a dryer. A further door from the rear lobby opens to a well-appointed downstairs cloak/shower room with a matching white suite and a fully tiled shower cubicle.

The first floor is equally appealing and well suited to modern lifestyles with stairs rising to an impressive landing which has oak flooring and panelling to dado height and also has views to the grounds and countryside beyond. The principal bedroom is absolutely stunning and has French doors opening to a Juliet balcony which over looks the grounds and the open countryside beyond.

There are exposed wooden floorboards, attractive detailed panelling to the walls and a detailed moulded cornice and ceiling roses. A panelled door opens to a well-appointed ensuite shower room which is fully tiled with a large walk in shower cubicle, basin with vanity storage beneath and a matching WC. A further door opens to a walk in dressing room providing further storage space.

There are three further bedrooms two of which are situated to the front elevation of the property and have walk in wardrobes and fully tiled ensuite shower rooms, and the fourth bedroom has attractive exposed floor boards with views over open pasture to the side and a large storage cupboard. The family bathroom is particularly well appointed and has a large oval ended bath, with a matching white suite with a pedestal wash hand basin and WC.

### Outside

The property is approached via a pair of electrically operated gates which lead to an extensive area of hard standing which provides ample parking, and in turn leads to the detached double garage which is equipped with power and light and has extensive storage in the roof.

The grounds of the property are an absolute delight offering complete privacy and seclusion and are distinctly segregated with an appealing formal garden to the front and side which has a variety of native trees to include poplar and maple and a variety of fruit trees to include cherry and apple. To the rear and side of the property is a sand stone terrace providing a tranquil entertaining space and immediately to the rear of the kitchen/breakfast room is a raised deck terrace with a balcony above providing shade which offers the perfect family entertaining space as it is directly accessed via the kitchen/breakfast room.

The views are simply stunning beyond the gardens over undulating countryside and to the side of the property is a fully heated swimming pool which is positioned to take advantage of the all day sun. Adjacent to the pool is a shaded terrace area which overlooks the garden, behind which is the plant room which also provides useful storage space.

To the rear of the house is an extensive area of paddock, which is distinctly segregated from the garden via by appealing wrought iron estate fencing beyond which are two paddocks and a double stable surrounded by a holding pen.

The well presented accommodation comprises:

Substantial detached family home	Wonderful rural position
Stunning AGA kitchen/breakfast room	Two reception rooms
Principal suite	Two further ensuite bedrooms
Stables and paddock	Detached double garage
Formal garden with swimming pool	In all about 1.20 acres (sts)

### Agent notes:

Three of the bedrooms are air conditioned.  
The house is heated by an air source heat pump.  
There are photo voltaic panels on the garage roof.

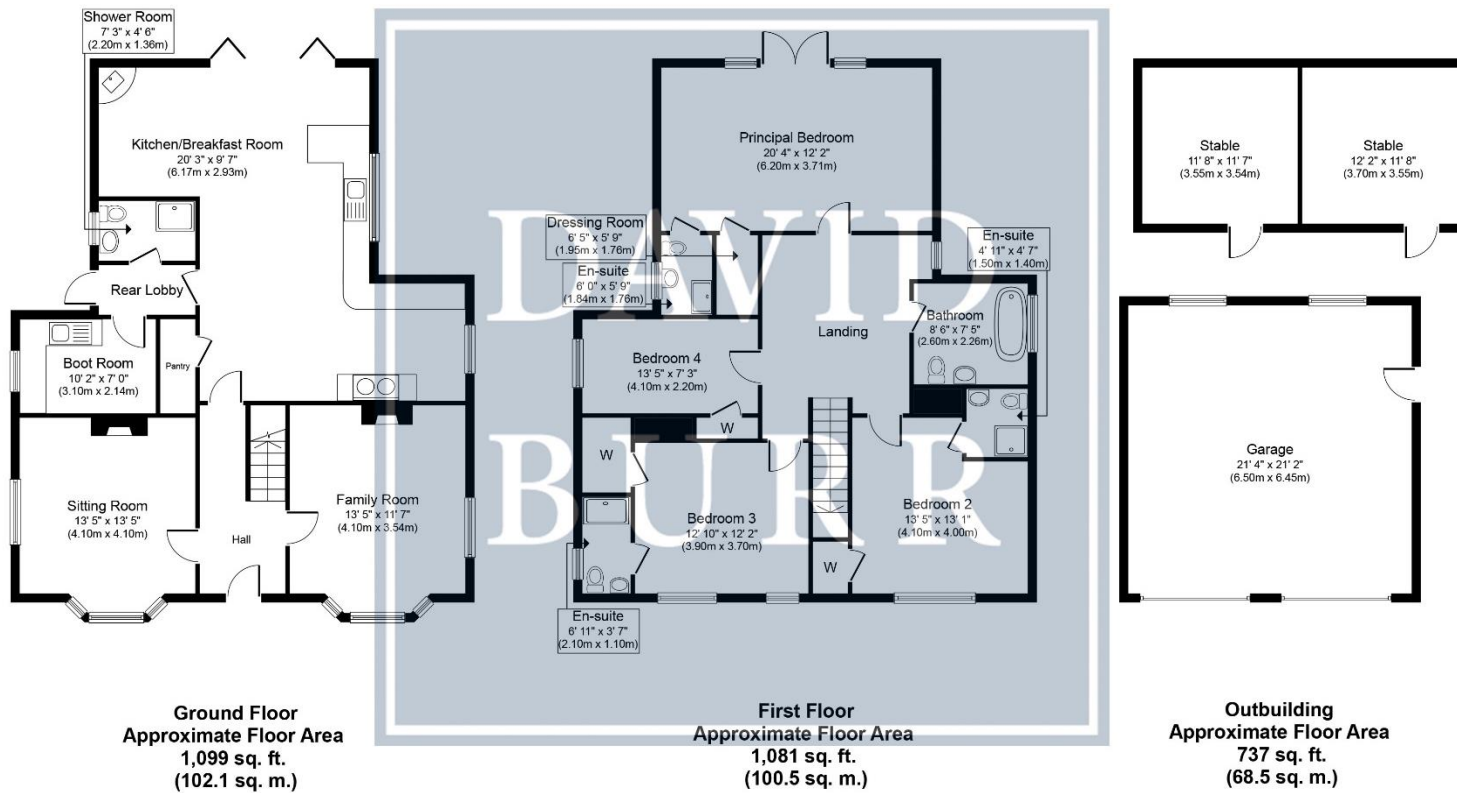
### Location

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 town of Saffron Walden lies 14 miles west 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





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).

Air source heat pumps to radiators. EPC rating: C

Council tax band: G

Broadband speed: up to 900 Mbps (Ofcom).

Mobile coverage: EE (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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