



DAVID
BURR

**Greenlea Cottage, Gestingthorpe Road,
Belchamp Walter, Suffolk**



GREENLEA COTTAGE, GESTINGTHORPE ROAD, BELCHAMP WALTER, CO10 7AY

Belchamp Walter is just 6 miles from Sudbury, a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Braintree (14 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

A stunning detached thatched period cottage which fortuitously is unlisted and has undergone significant extension during the current owner's tenure with the addition of a wonderful round-house extension. The property contains accommodation over two levels which includes a sitting room, garden room and dining room/third bedroom as well as a ground floor shower room and kitchen/breakfast room and utility. Upstairs are two bedrooms, a dressing room and a further bathroom. The property is situated within mature grounds in a peaceful location and benefits from off-street parking and a garage. **In all about 0.33 acres.**

A detached unlisted thatched cottage in a stunning rural location set within a third of an acre.

Front door leading to:-

ENTRANCE HALL: With a partially galleried landing, slate tiled flooring and split staircase leading to first floor. Exposed timbers and brickwork, vaulted ceiling and with steps leading up to:-

SITTING ROOM: With solid wood flooring, leaded light windows on each side and an inglenook fireplace with inset wood burning stove situated on a herringbone brick hearth and with a brick surround.

GARDEN ROOM: Completed in 2000 and with an attractive outlook over the gardens providing an additional area of seating with pamment tiled flooring and doors leading outside.

KITCHEN/BREAKFAST ROOM: Forming part of the 1995 extension with a stunning outlook over the property's front garden and towards countryside beyond and with exposed timbers throughout. Space for a dining table and chairs and with a matching range of base and wall level solid oak units with worksurfaces incorporating a five-ring Smeg gas hob, NEFF two-ring electric hob and an integrated Smeg combination electric oven. One-and-a-half sink with mixer tap above and drainer to side and with space and plumbing for a washing machine.

UTILITY: With space for a fridge and freezer, tumble dryer and also containing the oil boiler. Door leading to:-

SHOWER ROOM: Containing a shower, WC and a wash hand basin.

DINING ROOM/STUDY: A versatile room which could function as a ground floor bedroom or further reception room subject to requirements. Double doors opening onto terracing. The terrace is currently enclosed and utilised as a safe space for cats.

First Floor

Arranged into two parts via a split staircase and with thumb latch doors leading to:-

BEDROOM 1: The first floor area of the 1995 round-house extension with a superb vaulted ceiling with exposed timbers and dual aspect outlook over neighbouring countryside and the gardens. Archway leading to **DRESSING ROOM** with fitted wardrobes and exposed timbers.

BEDROOM 2: With access to loft storage space, exposed timbers and a leaded light window.

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BATHROOM: Containing a panel bath with mixer tap and shower attachment over, WC and a pedestal wash hand basin.

Outside

The property has a pedestrian access through a stunning thatched lychgate with steps rising to the front garden and onto the entrance door. The property is set back from the lane via an expanse of lawn and mature hedging and there is a separate vehicular access onto a private driveway which provides **OFF-STREET PARKING** and leads onto a:-

GARAGE: Of timber construction.

The property's gardens are beautifully maintained and contain a diverse range of mature trees including a number of fruit trees such as apples and pear, vegetable beds and open areas of lawn. Adjacent to the property is a stone paved terrace with steps rising to a gravel terrace and useful **TIMBER STORAGE SHEDS**.

SERVICES: Main water and electricity connected. Private drainage by septic tank. Oil fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band TBC – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree, Essex. CM7 9HB (01376 552525).

COUNCIL TAX BAND: B

TENURE: Freehold

CONSTRUCTION TYPE: Timber framed

THATCH INFORMATION: The agent has been advised that the main body of the roof was last thatched approximately 14 years ago. The ridge has been booked in to be rethatched in approximately 18 months time. The thatch is made from traditional straw.

WHAT3WORDS: variation.deadline.native

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

FLOORPLAN TO BE APPENDED

