



**Chaceside,
Polstead, Essex**

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BURR**



Chaceside, Bower House Tye, Polstead, Colchester, Essex, CO6 5DD

Polstead is located in a particularly sought-after area along the Essex/Suffolk borders, on the north side of the Stour Valley and surrounded by gently sloping countryside. The nearby market towns of Hadleigh five miles and Sudbury 9 miles provide a wide range of recreational, educational and shopping amenities and the village itself benefits from a village shop and public house. There is direct access to Colchester nine miles which provides direct access to London Liverpool Street Station and Sudbury approximately six miles providing a comprehensive range of amenities and a commuter rail link to London Liverpool Street station.

Completely hidden from view on a no through lane, nestled amidst rural surrounds whilst retaining convenient access to the villages of Boxford, Polstead and the historic market town of Hadleigh. A high specification, individual, three bedroom (one en-suite) detached property of impressive standing, completed to an exceptional specification throughout. Offering adaptable, well-balanced accommodation arranged over two floors via two distinctive ground floor reception spaces with notable retained features including an oak topped shaker style fitted kitchen, karndean flooring, Roper Rhodes shower room suites, Jim Lawrence lighting and door handles. Ideally suited for those seeking a low maintenance, high specification, individual property within convenient reach of facilities, amenities, and countryside walks. Further benefits to the property include ample private parking via a shingled driveway, landscaped gardens arranged via a front terrace and an attractive, unspoilt aspect.

A high specification, three bedroom (one en-suite) detached property enjoying a private position on a no-through lane, located on the outskirts of the well-regarded village of Polstead. Further benefits to the property include an individual gated access, ample private parking and gardens enveloping the property with a substantial front terrace.

Panel-glazed timber door opening to:

ENTRANCE HALL: 12' 0" x 7' 2" (3.67m x 2.20m) With recently renewed bespoke oak banisters with staircase rising to first floor, karndean flooring throughout and an oak door with Jim Lawrence handles opening to:

SITTING ROOM: 25' 3" x 20' 7" (13' 0") (7.70m x 6.3m (narrowing to 3.98m)) A substantial, dual aspect reception room with casement window arranged to front and UPVC framed double door opening outside. With karndean flooring throughout, the focal point of the room is a central stone fireplace with hearth, surround and inset multi-fuel burning stove. A study area set in a recess to rear, provides potential to be incorporated into an

independent work from home space or ground floor bedroom if so required, by the erection of a partition wall.

KITCHEN: 20' 6" x 12' 9" (6.28m x 3.91m) Fitted with an extensive range of soft close, matching, shaker style base and wall units with thickened oak surfaces over and tiling above. Ceramic single sink unit with a vegetable drainer to side, mixer tap over and casement window range affording an aspect across the rear terrace and landscape beyond. Integrated appliances include a full height fridge/freezer, two wine coolers, dishwasher, and integrated washing machine. A three door Rangemaster oven with a five-ring induction hob (available via separate negotiation), an extractor hood above. The kitchen units comprise of a matching range of soft close cutlery draws, corner units, deep fill pan

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draws, spice rack and full height larder store with space for tumble dryer. Space for an American style fridge freezer, LED spotlights, karndean flooring and casement window range to front affording a southerly aspect with plantation shutters.

BOOT ROOM/STUDY: 17' 4" x 7' 0" (5.3m x 2.3m) A substantial room set across the rear elevation with bespoke, fitted full height unit providing cloaks storage, karndean flooring throughout and an oak door with Jim Lawrence handles opening to boiler room. Panel-glazed UPVC framed door opening to outside, a range of LED spotlights and additional study door. Oak door with Jim Lawrence handle to:

CLOAKROOM: With half height tiling fitted with ceramic W.C, wash hand basin with a fitted base unit and LED spotlights. Obscured glass window to rear.

First floor

LANDING: With hatch to loft, casement window to front and double doors to linen store housing hot water cylinder, shower pump and useful fitted shelving. The landing is further enhanced by eaves storage space and two fitted wardrobes with attached hanging rails, velux window to rear and door to:

BEDROOM 1: 14' 5" x 12' 0" (4.40m x 3.61m) With casement window range to front affording a southerly aspect and an outstanding view across the established well screened gardens and landscape beyond. Oak door to walk in wardrobe with attached hanging rail and obscured glass window to rear.

EN-SUITE SHOWER ROOM: 8' 4" x 5' 3" (2.50m x 1.60m) A Roper Rhodes suite comprising of a ceramic W.C., wash hand basin within a high specification fitted base unit and separately screened, double width shower with shower attachment and LED spotlight above. Wall mounted,

heated towel radiator, central demist and sensor lighting wall mirror and obscured glass window to rear.

BEDROOM 2: 14' 3" x 12' 9" (4.33m x 3.92m) Afforded a dual aspect casement window range to front, velux window to rear and door to eaves storage space. Affording a wealth of natural light from the front aspect.

BEDROOM 3: 10' 2" x 10' 1" (3.10m x 3.0m) Centrally positioned with casement window arranged to front.

SHOWER ROOM: 7' 1" x 5' 6" (2.15m x 1.73m) A Roper Rhodes fitted suite comprising of a ceramic W.C., wash hand basin within a high specification base unit and a double width/separately screened shower with shower attachment. Obscured glass casement window range to rear. Central demist and sensor lighting wall mirror.

Outside

The property is situated on a no-through lane yet easily accessible for countryside walks with public footpath access to the villages of Boxford and Kersey. Retaining a rural aspect whilst conveniently placed for the surrounding villages and market town of Hadleigh. Set behind twin hardwood gates on oak posts with a shingled area of private off-street parking providing space for approximately four vehicles. The gardens envelope the property with a yew hedge to the front and beach hedge to side, south facing terrace, expanse of lawn, dense border planting and further benefits including a rear terrace, walkway surrounding the property and particularly well-appointed attractive overall aspect.

TENURE: Freehold

SERVICES: Mains water, private drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

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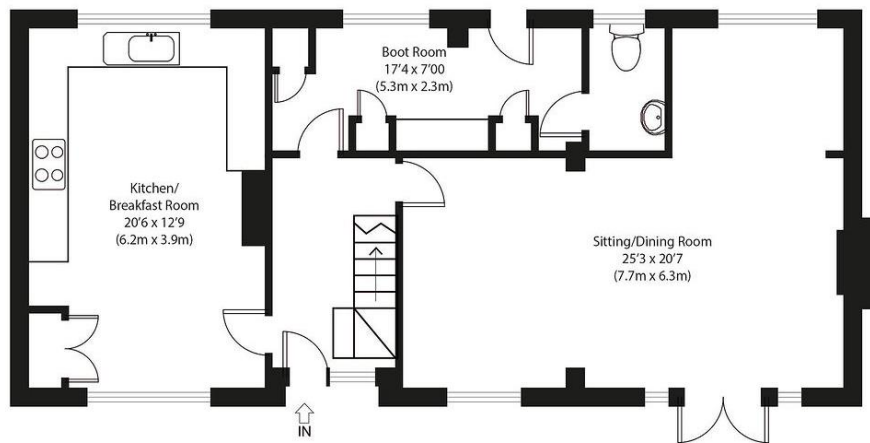
EPC RATING: D. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///reset.draw.questions

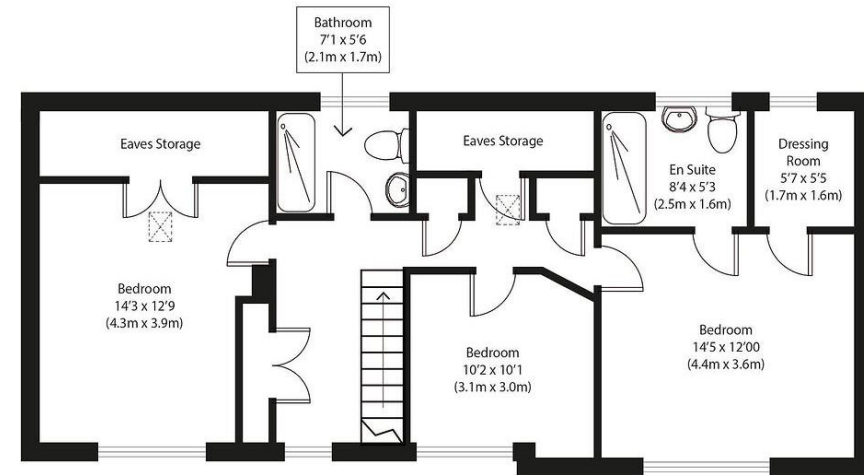
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D.

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.



Ground Floor



First Floor



Approximate Gross Internal Area
1790 sq ft (166 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

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