



THE BEECHES, 2 ERNALDS CLOSE

Earls Colne, CO6 2SF

Guide price £779,500





The Beeches, 2 Ernalds Close, Earls Colne, Essex, CO6 2SF

The Beeches is a striking detached property, originally a radical design from the Ideal Home show in 1970 offering semi-open plan split-level accommodation. The property enjoys a superb location within this sought after and well served North Essex village, and is one of just two designs on this large secluded plot.

Radial steps lead to an attractive front door which is flanked by two glazed panels which accesses a particularly inviting semi-open plan reception hall which has oak effect flooring, stairs rising to the first floor and lower ground floor, a large cloak cupboard and a glazed door to the rear garden. A door opens to the lavishly appointed ground floor cloakroom which is fully tiled and has a circular sink on a plinth with storage beneath and a low level WC.

The principal reception room overlooks the landscaped front garden via two large picture frame windows and has oak effect flooring, and a large square arch opening to the kitchen/breakfast room which can also be accessed from the reception hall. This room forms the heart of the house and has a dual aspect with bi-fold doors opening to an extensive west facing terrace, and is fitted with a range of contemporary floor and wall mounted units with white gloss fronts, granite work surfaces and upstands, with integral appliances to include a Bosch dishwasher, and an appealing white Aga cooker. There is a one and a half bowl sink which has a filtered drinking tap.

The lower ground floor is accessed from the reception hall and comprises a large double bedroom which has views to the rear garden, and this is adjacent to an impressive utility/boot room which is fitted with a range of floor and wall mounted units with a circular sink, plumbing for a washing machine and space for a tumble dryer, and has attractive dark oak flooring and a glazed door to the rear garden.

The double garage benefits from electric roller doors and is accessed the lower hall, allowing the owners to drive in and enter the house without going outside, there is also a pedestrian door to the side.

The first floor is equally impressive and comprises the principal suite which is situated to the rear of the property giving views to the garden and village roofline, and it has painted white floor boards and a door to a large walk-in wardrobe. There is an impressive fully tiled ensuite bathroom which has a shower over the bath, wall mounted circular sink and matching WC. The guest suite is situated to the front of the property and overlooks the landscaped grounds and has a complete range of built in wardrobes providing extensive storage and a door to a lavishly appointed and fully tiled en-suite wet room. The fourth bedroom is situated to the side of the property and has views to the village roofline and benefits from floor to ceiling mirror fronted wardrobes and oak flooring. The second two bedrooms are served by a family bathroom which has a tiled floor, wall mounted sink, and bath with shower attachment above. There is a large linen cupboard accessed from the landing housing the boiler and hot water cylinder.

Outside

The property is approached via a large drive which is screened by mature hedging and a brick wall to one side. This in turn leads to an extensive area of parking with space for numerous vehicles and leads to the integral double garage and to the recently constructed double cart lodge/workshop situated to the northern side of the property. There are two large topiary yew bushes which provide a focal point, adjacent to which are large expanses of neatly cut lawn and mature ever green hedging. There is a path to both sides of the property accessing rear and also an attractive resin bonded path with brick edging which leads to the stunning west facing entertaining terrace.

The west facing entertaining terrace has radial steps from the kitchen/breakfast room and creates a perfect informal entertaining space, and is fully screened with horizontal slat fencing, providing a low maintenance area for the family. Beyond this are large expanses of lawn with mature trees to the boundary and a wonderful covered entertaining hut which has a cedar shingled tiled roof and built in circular benching, a granite topped bar with a pizza oven and fridge beneath. It is fully equipped with power and light and provides a stunning outdoor entertaining space.

To the westerly elevation is a log store with a pitch tiled roof supported on oak posts beyond which is a further area of garden which is currently unused – by the occupants, but could readily be made into a vegetable patch.

The well presented accommodation comprises:

Striking detached village home	Detached cart lodge and workshop
Split level semi-open plan layout	Private south and west facing garden
Impressive reception area and kitchen	Beautiful outdoor party hut
Four double bedrooms, two en-suites	Extensive parking
Integral double garage	In all about 0.40 of an acre (sts)

Agents notes:

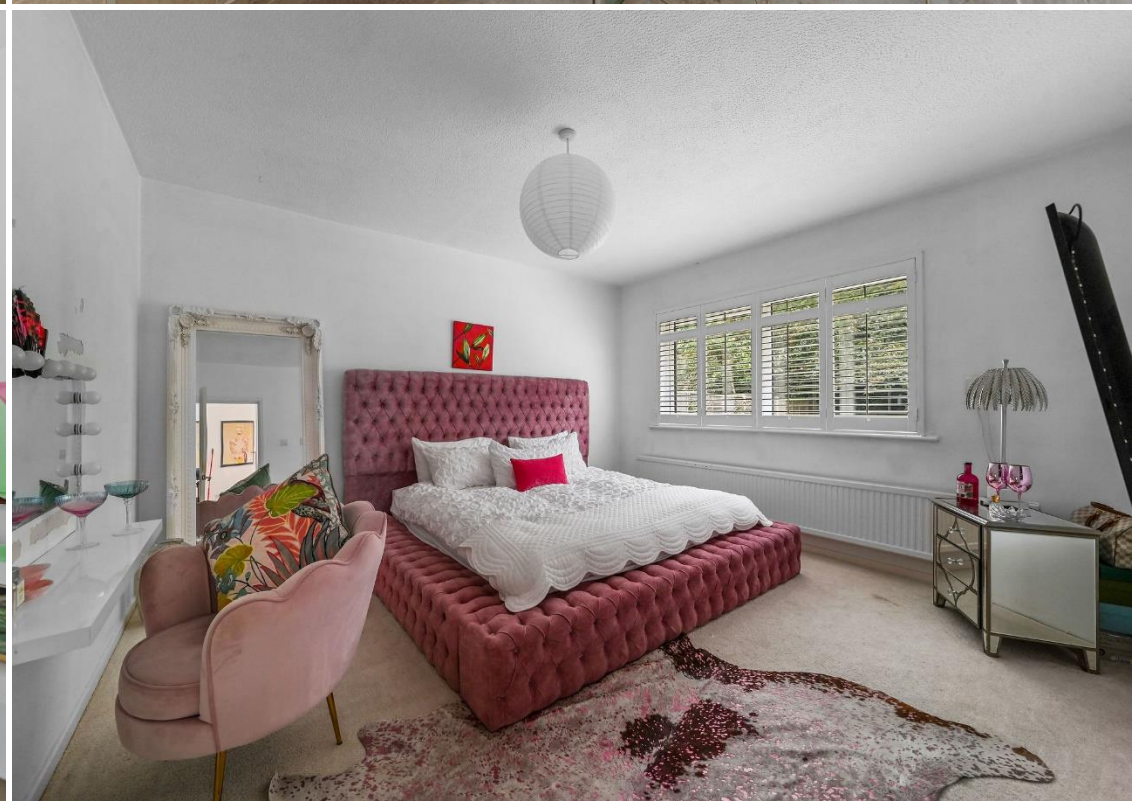
The property owns the drive, and the neighbouring house has a right of access to their property over it.

Location

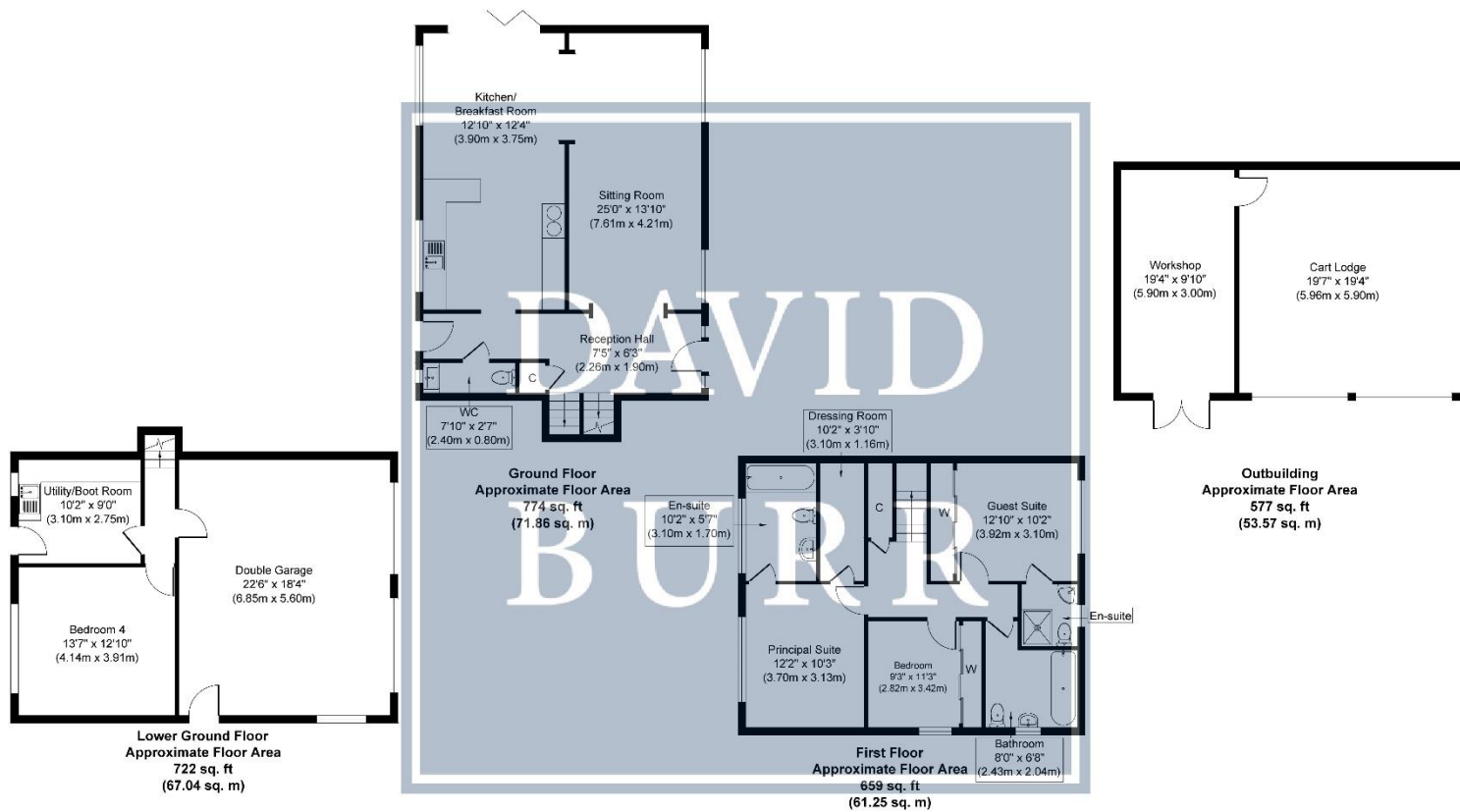
Earls Colne is a well-served and highly sought-after North Essex village with many shops, post office, restaurants, public houses, sports centre, primary school, doctors' surgery and golf courses. The village of Coggeshall is 4 miles and the larger towns of Halstead and Braintree both having extensive facilities including a mainline to the latter.

Access

Halstead 3 miles	Marks Tey – Liverpool St 70 mins
Colchester 10 miles	Stansted approx. 30 mins
Braintree 10 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. EPC rating: D Council tax band: F

Tenure: Freehold

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (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

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