



**Pitt House**  
**New England, Essex**

**DAVID  
BURR**





# Pitt House, New England, Halstead, Essex CO9 4BB

New England is a hamlet located on the Essex/Suffolk border in the attractive surroundings of the Stour Valley, close to the villages of Steeple Bumpstead and Stoke by Clare, offering ease of access to the cities of Cambridge and Bury St Edmunds, and local towns including Bishop's Stortford, Saffron Walden, Halstead and Braintree.

A generous circa. 2,534 sq.ft detached house situated in a quiet private position surrounded by countryside. The property enjoys off-road parking for multiple vehicles and a range of practical outbuildings including a large workshop and garage block and has undergone an extensive renovation programme in recent years. Now offering well appointed and tasteful accommodation throughout.

## A spacious circa. 2,534 sq.ft detached house in a private location with countryside views.

**HALLWAY:** A spacious hallway with oak flooring, oak staircase to the first floor and rooms off.

**SITTING ROOM:** A generous reception room featuring log burning stove set upon a brick and tile hearth. Outlook to the rear across the gardens and French doors leading to the terrace. Doors to:

**DINING ROOM:** Another generous reception room with oak flooring overlooking countryside views.

**STUDY:** With dual aspect countryside views.

**KITCHEN/BREAKFAST ROOM:** Forming the hub of the home, this extensive and well-appointed kitchen comprises a range of wall and base units under worktop with stainless steel Franke sink inset with Quooker hot tap. Integrated appliances include a range-style cooker, Siemens full height fridge and freezer, dishwasher. Larder cupboard, preparation island and tiled flooring. An opening leads through to the Breakfast Area with plenty of space for dining table and chairs. Bi-fold doors lead to the terrace.

**BOOT ROOM:** Located off the kitchen with a further range of wall and base units, space and plumbing for a tumble drier. Door leads to outside. Door leading to :

**SHOWER ROOM:** With tiled shower cubicle, pedestal sink unit, wash hand basin, WC, heated towel rail and tiled flooring.

**UTILITY ROOM:** Enjoying a further range of wall and base units under worktop with space and plumbing for a washing machine. Outlook over countryside.

### First Floor

**LANDING:** With access to the roof space and rooms off.

**BEDROOM 1:** A generous double bedroom with countryside views and an **En-Suite** comprising panel bath with shower attachment over, vanity unit with WC and wash hand basin.

**BEDROOM 2:** Another generous double bedroom with a range of built-in wardrobes and an **En-Suite** comprising a panel bath with shower attachment, WC, pedestal sink unit and storage cupboard.

**BEDROOM 3:** A further double bedroom with built-in wardrobe and countryside views.

**BEDROOM 4:** With dual aspect countryside views.

**SHOWER ROOM:** Stylishly fitted with a tiled shower cubicle, vanity sink, WC, heated towel rail and airing cupboard.



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## Outside

The property enjoys generous grounds accessed via gates into a parking area providing parking and turning for multiple vehicles in-turn leading to the **GARAGE/WORKSHOP** a generous building currently utilised as a workshop but could be used as a garage with inspection pit to the rear. The generous gardens enjoy areas of traditional lawn interspersed with mature trees, flower beds and seating areas set adjacent a traditional block paved dining terrace whilst further outbuildings include a former garage block, currently utilised as storage/kennels/log store and potential for a stable.

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

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

**LOCAL AUTHORITY:** Braintree District Council, Causeway House, Bocking End, Braintree, Essex CM7 9HB. Telephone Number: 01376 552525.

**COUNCIL TAX BAND:** E. £2,578.29 per annum.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Brick and block.

### COMMUNICATION SERVICES (source Ofcom):

**Broadband:** Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.

**Phone Signal:** Yes.

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**ACCESSABILITY ADAPTIONS:** N/A

**RESTRICTIONS ON USE OR COVENANTS:** Covenants are in place relating to the fencing of retained boundaries.

**SUBSIDENCE HISTORY:** None known.

**FLOOD RISK:** None known.

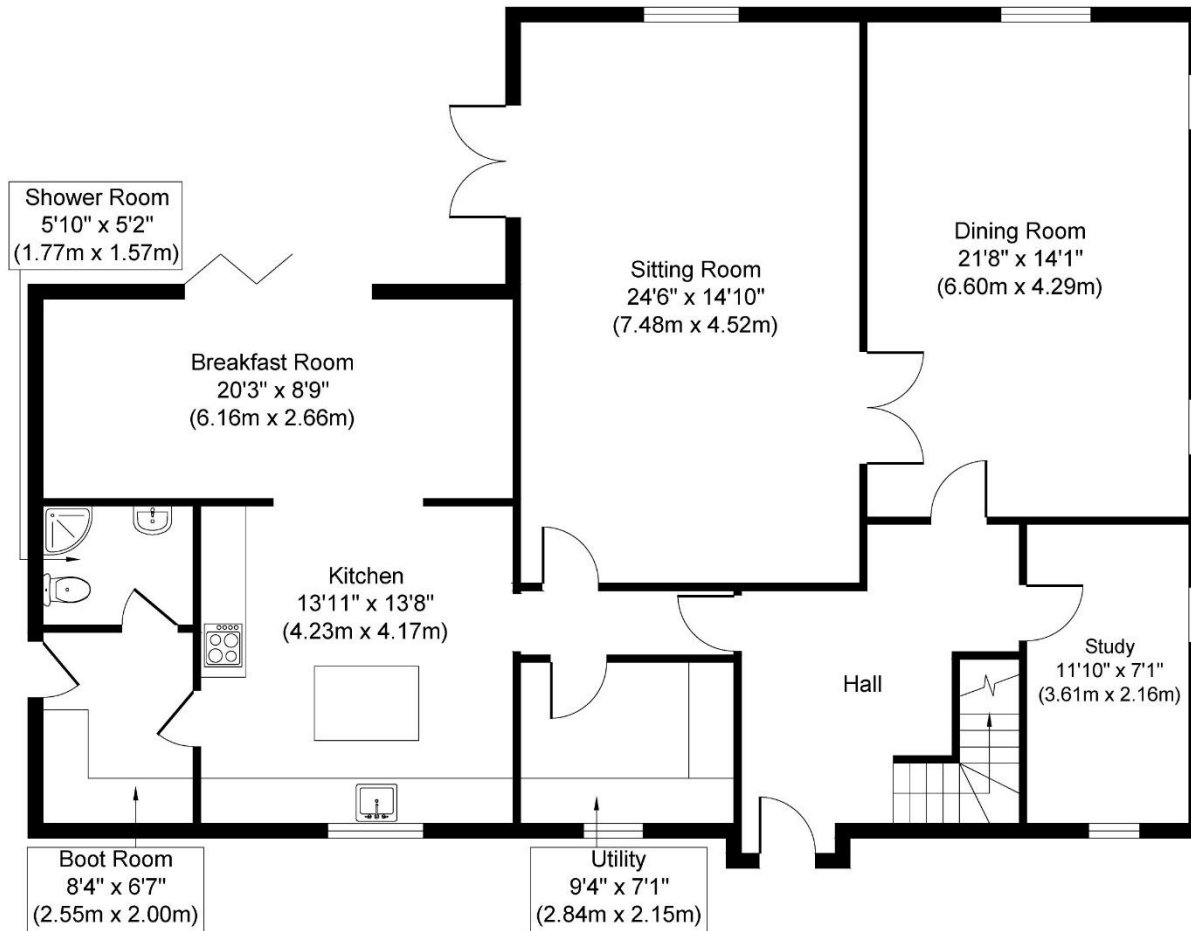
**RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS:** None known.

**ASBESTOS/CLADDING:** None known.

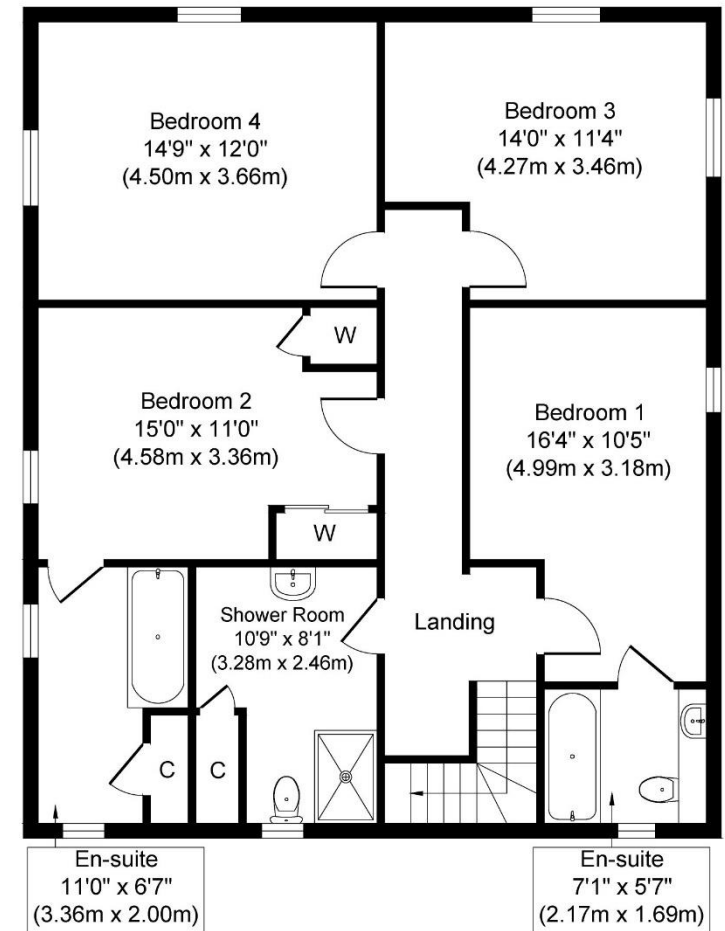
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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**Ground Floor**  
**Approximate Floor Area**  
**1,509 sq. ft**  
**(140.22 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**1,025 sq. ft**  
**(95.19 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.



