



## MAGPIES

Chapel End Way, Stambourne, CO9 4NX

Guide price £597,000

DAVID  
BURR







## Magpies, Chapel End Way, Stambourne, Halstead, Essex, CO9 4NX

Magpies is a modern detached bungalow with a semi rural feel, providing particularly flexible and potentially adaptive family accommodation, occupying a delightful south facing position backing on to farmland. The property has been refurbished by the current owners and offers contemporary family living space with modern finishes and details throughout, which include led spotlights and electrically operated black out blinds in all the main rooms and alarm with sensors in the main rooms.

There is plenty of parking available, potential for further extension or the addition of a second floor, if required, and the recent adaptation of the garage to provide living accommodation has significantly changed the dynamic of this deceptively spacious dwelling.

A part glazed door flanked by a glazed panel, accesses the reception hall, which is a particularly inviting area, with a porcelain tiled floor and has doors to the inner hall, reception rooms and bedrooms. The sitting room is an impressive size, and has a large red brick open fireplace, with a brick hearth, wooden surround and a sliding spark guard, the room benefits from the same attractive porcelain tiles as the reception hall and has views to the front garden via a large window.

The kitchen/breakfast/living room forms the heart of the property, and it has sliding patio doors to the terrace and rear garden which further enhance its suitability for family entertaining. The room is extensively fitted with a range of contemporary units, which have attractive 'Corian' work surfaces and a sink with a disposal unit, integral appliances include a dishwasher, Rangemaster cooker with extractor hood and a practical breakfast bar. The floor has attractive large porcelain tiles which complement the modern finishes.

A spacious inner hall with porcelain tiles has a linen cupboard, all the bedrooms are accessed from this part of the property. The layout allows the current owners a great degree of flexibility, the fourth bedroom could readily be used as a study if desired, the remaining three bedrooms are all generously proportioned and have led spotlights and electrically operated blackout blinds. From the inner hallway there is now access to the converted garage which could serve as an office, playroom or cinema room. This room houses the oil fired boiler and has doors at either end.

The bedrooms are served by a lavishly appointed family shower room which is fully tiled, and is equipped with an oversize walk in shower cubicle, vanity unit and matching WC. Adjacent to this is a separate cloakroom which is also fully tiled and equipped with a matching suite.

The property has potential to extend and to put in an upper floor if required. Wired smoke alarms are installed throughout the property and it also has two lofts, of which one is fully boarded.

### Outside

The property is approached via a gate enabling the property to be enclosed, which leads to a large paved drive, which provides parking for approximately five vehicles and includes an electric car charging point. There are mature mixed hedges to the front and side which provide privacy.

The rear gardens are a true delight and benefit from a southerly aspect, which enables the occupants to take advantage of the all-day sun. In addition they have stunning uninterrupted views over open farmland. There is a large terrace immediately to the rear of the kitchen making it perfect for family entertaining, and a path runs the entire width of the property to the personal door at the rear of the garage. There are LED spotlights to the rear of the house, and lighting at the front on a timer. There are also electric plug points to the front and rear of the property, as well as water taps at the front and rear.

Large expanses of lawn are interspersed with a variety of shrub and herbaceous borders, which provide colour and interest for much of the year. There is a garden building with tiled roof and boarded elevations which makes for a useful home studio/office. The garden building has UPVC locked doors which has been insulated, carpeted and electricity connected.

The well presented accommodation comprises:

Four/five bedrooms	Family shower room/WC
Cloakroom	Spacious sitting room
Kitchen/living room	Reception hall and inner hall
Office/playroom/bedroom five	Lots of secure parking/space for motor home
Newly installed secure storage building	Village location backing on to farmland
Secluded south facing garden	Insulated garden office

### 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 from Stambourne and provides many facilities and services including a main line station to London Liverpool Street.

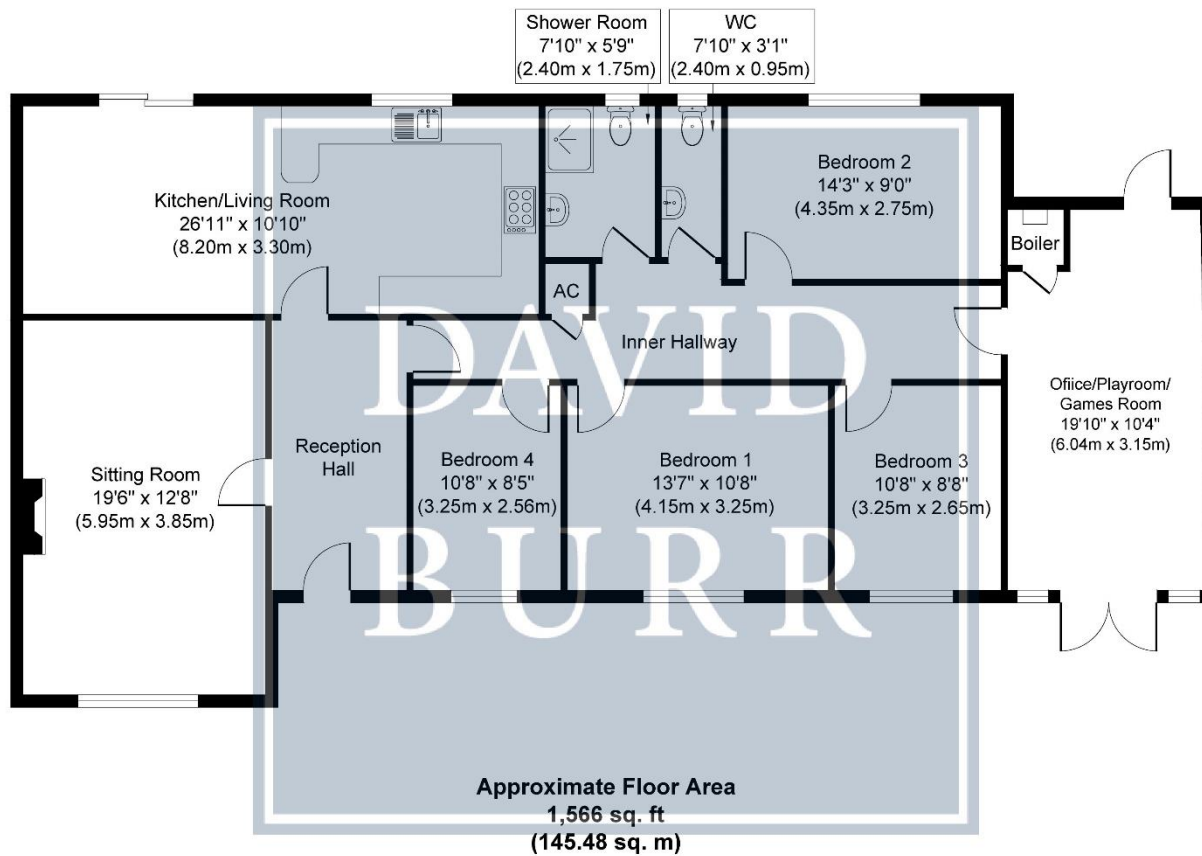
### Access

Halstead 9 miles	Cambridge 26 miles
Sudbury 13 miles	Saffron Walden – Liverpool St 60 mins
Stansted approx 30 mins	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

Oil fired heating to radiators. EPC rating: E Council tax band: E

Tenure: Freehold

Broadband speed: up to 900 Mbps (Ofcom).

Mobile coverage: O2 & 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](http://DAVIDBURR.CO.UK)

## Contact details

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