



## WAVERLEY HOUSE

Gestingthorpe Road, Belchamp Walter, CO10 7AU

Guide price £675,000

DAVID  
BURR



## Waverley House, Gestingthorpe Road, Belchamp Walter, Sudbury, Essex, CO10 7AU

Waverly House is a delightful detached period home enjoying a superb position within this popular and sought after village. The property has been cleverly extended by the current owners and now provides a family home of considerable character and versatility which is well suited to a variety of modern lifestyles.

A ledge and board door opens to a useful lobby which has attractive brick work to the floor and ample space for coats and boots. Beyond this a four panelled door accessing a charming hall which also provides useful study space, with views to the front garden and village via a large leaded window, exposed floor boards and stairs rising to the galleried landing. The principal reception room is situated to the front of the property and has an attractive red brick fireplace which provides a focal point with a stone hearth and 'Morso' log burning stone providing a centre piece, there are attractive beams to the ceiling and a large window to the front elevation. The stunning kitchen/breakfast/family room is situated to the rear of the property and housed within the new extension. The kitchen is extensively fitted with a range of floor and wall mounted units with quartz worktops and upstands with integral appliances to include a 'Range Master' cooker with extractor hood above, fridge, dishwasher and a twin bowl sink. The family room is segregated by the breakfast bar, and is a delightful space with a vaulted ceiling and Velux windows giving views to the garden, and a square arch opens to the spacious dining area which has French doors accessing a south and west facing terrace.

A panelled pine door opens to a particularly useful utility area which has plumbing for a washing machine, space for a tumble dryer, and a rectangular sink set within quartz topped unit and provides further storage space. A step leads to a rear boot room which provides further useful storage and has a door to the terrace and garden, beyond this is a well-appointed family cloakroom with a wall mounted wash hand basin and matching WC.

The first floor is equally charming and there is a large galleried landing with exposed beams to the ceiling and steps rise to a snug/study area which has twin Velux windows giving views to the garden and beyond. The principal bedroom has a part vaulted ceiling with exposed beams and two windows to the front elevation. Steps rise via an oak threshold to a beautiful and particularly impressive ensuite shower room with a large oversized walk-in shower cubicle, rectangular wall mounted wash hand basin, matching WC, herringbone flooring and two Velux windows. A door leads to a large linen cupboard which houses the hot water cylinder. There are two further bedrooms which have part vaulted ceilings and exposed beams to the ceiling. These are served by a beautifully appointed family bath/shower room which has a shower above the bath, wall mounted vanity unit with a rectangular sink and storage beneath, matching WC and a large storage cupboard.

### Outside

The property is approached via a gravel drive which provides extensive parking and in turn leads to the detached garage which is equipped with power and light. Immediately to the front of the property is an attractive brick path leading to the front door and this is flanked by a herbaceous border which has a number of climbing roses and perennials.

The boundary is formed by a picket fence, inside which is another well stocked herbaceous border with a variety of perennials and shrubs to provide year round colour and interest, and to the north side is the village duck pond.

Rear access is afforded on both sides of the property via two gates. The rear garden is a true delight and benefits from a south and westerly aspect enabling it to take advantage of the afternoon and evening sunshine. Immediately to the rear of the property is an extensive sandstone terrace which is ideal for family entertaining as it is accessed from the French doors from the dining area. Beyond this is sleeper edging and large expanses of lawn, and a variety of trees and shrubs which provide focal points and shade. There is an extensive range of useful outbuildings, one of which is a studio or home office which is equipped with power and light, beyond which is a useful garden storage building which has weather boarded elevations and a slate roof.

The well presented accommodation comprises:

Charming extended unlisted Georgian village house	Superb village setting
Three bedrooms and first floor study	Two reception rooms
Stunning kitchen/breakfast room	Principal suite
Large south and west facing garden	Useful outbuildings
Detached garage	Ample parking

### Location

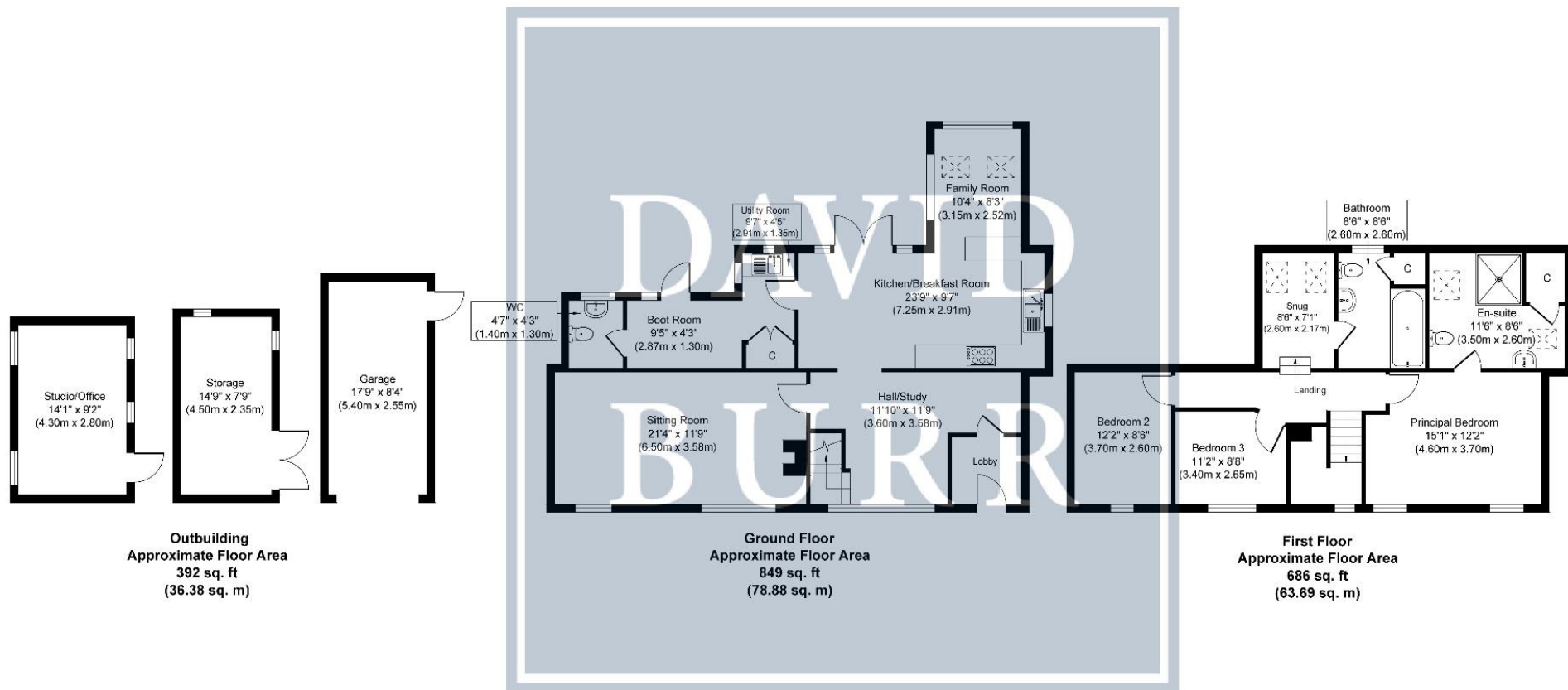
Belchamp Walter is an attractive rural village, with a host of attractive architecture, and a strong community spirit and a village hall. The local market town of Sudbury provides extensive amenities to include a Waitrose supermarket, and a train station that links to the London Liverpool Street mainline.

### Access

Sudbury 3 miles	Sudbury-Liverpool St 70 mins
Halstead 8 miles	Stansted approx. 40 mins
Clare 5 miles	M25 J27 approx. 50 mins







### 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: EE, O2, Three, Vodafone - Outside (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

### Contact details

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