



## WIMBLES

Toldish Hall Road, Great Maplestead, CO9 2QZ

Guide price £650,000

DAVID  
BURR



## Wimbles, Toldish Hall Road, Great Maplestead, Essex, CO9 2QZ

Wimbles is a substantial detached Grade II listed property and enjoys a superb location on a designated quiet lane within this popular and sought after village, nestled within grounds of 3.71 acres (sts). The property displays some fine original period detailing to include open fireplaces, a Georgian staircase, exposed floorboards and tiled floors. This is the first time that the property has been to the market in approximately 60 years and as such represents a truly unique opportunity for a potential purchaser. It is worth noting that the property requires significant updating and modernisation.

An attractive entrance porch with carved barge boards accesses a pair of panelled and glazed doors which opens to the reception hall, which is an inviting space and has a black and red tiled floor and a beautiful Victorian staircase with a scalloped over hang rising to the first floor. The sitting room is situated on the south side of the property and benefits from a dual aspect and a large bay window giving views to the garden and an attractive red brick fireplace with curved back and brick hearth.

The dining room is also accessed directly from the reception hall and has a bay window to the front elevation giving views to the garden and a red brick chimney breast provides a focal point, which is flanked by arch top Georgian recesses and cupboards. The kitchen is directly accessed from the dining room and is fitted with a range of floor mounted units, a white enamel Aga, single bowl stainless steel sink and plumbing for a dishwasher. There are servants' stairs rising to the first floor from the kitchen with an understairs cupboard and a square arch opens to a butler's pantry which has the original worktops and storage cupboards. Glazed French doors from the kitchen access a particularly useful addition in the form of a breakfast room, which has views to the grounds and a door giving access at the rear. To the side of the kitchen is a useful utility area which has plumbing for a washing machine, a water softener and several storage cupboards. Adjacent to this, and also accessed via the reception hall, is a ground floor wet room with a WC and to the outside of the wet room is a sink.

A glazed and panelled door from the utility room accesses a conservatory which has a south and easterly aspect and French doors opening to the garden. The second door from the utility room directly opens to a boot room which has original brick flooring and a large storage cupboard. Beyond this, directly accessed via a panelled door, is a particularly useful studio which has brick flooring, French doors to the garden and a window to the rear giving views, and a second door leading to a small courtyard at the rear of the kitchen accesses the adjacent store. There is also a further storage room to the rear of the kitchen and utility room.

The first floor is equally appealing with the stairs reaching an impressive galleried landing which has original oak floorboards from where all the bedrooms are accessed. The principal bedroom is above the sitting room and has a dual aspect and a bay window to the south east, a corner wardrobe and beautiful oak floor boards. The guest bedroom is situated to the rear of the property and has a dual aspect with views to the grounds and the woodland and is also adjacent to an ensuite cloakroom. There are three further bedrooms all situated to the front elevation, two of which have built in wardrobes and one has a large bay window, these are all served by a shower room with a corner shower cubicle, sink, vanity unit and a matching WC.

There is also a second bathroom to the rear of the property with a matching suite. There is a large inner landing with extensive storage space.

### Outside

Wimbles is accessed via a carriage drive and is screened by mature yew hedging and topiarised shrubs to the front and there is an extensive area of gravel parking and to the south is a large area of hard standing leading to the double cart shed. The gardens are distinctly segregated by mature planting and they provide a high degree of privacy with large herbaceous borders and an abundance of native specimen trees which provide focal points. On the north aspect there is a large area of woodland with cut paths which could be utilised for a variety of purposes by any potential purchasers.

The accommodation comprises:

Substantial Grade II listed village house	Large mature garden
Superb peaceful location	Three acres of woodland
Extensive accommodation in excess of 2800 sq ft	Extensive restoration required
Three reception rooms	Useful outbuildings
Five bedrooms and three bathrooms	NO ONWARD CHAIN

### Agents notes:

The property requires significant updating and refurbishment and we would advise potential purchases to seek any necessary and appropriate professional advice. A level three survey has been carried out and is available on request and can be assigned to a purchaser.

The woodland area has a separate road access and will be subject to an overage provision.

The property comprises two separate land registry titles.

Listed building ID no: 1123049

Outbuilding is also listed. List Entry Number: 1123050

### Location

Great Maplestead, which in the past has been awarded Best Kept Village in Essex, is an undeniably attractive and thriving village with a good community feel and local amenities include a highly regarded primary school. The nearby market towns of Halstead, Sudbury and Braintree provide further amenities and services to include a mainline service to London Liverpool Street from the latter.

### Access

Sudbury 7 miles

Halstead 3 miles

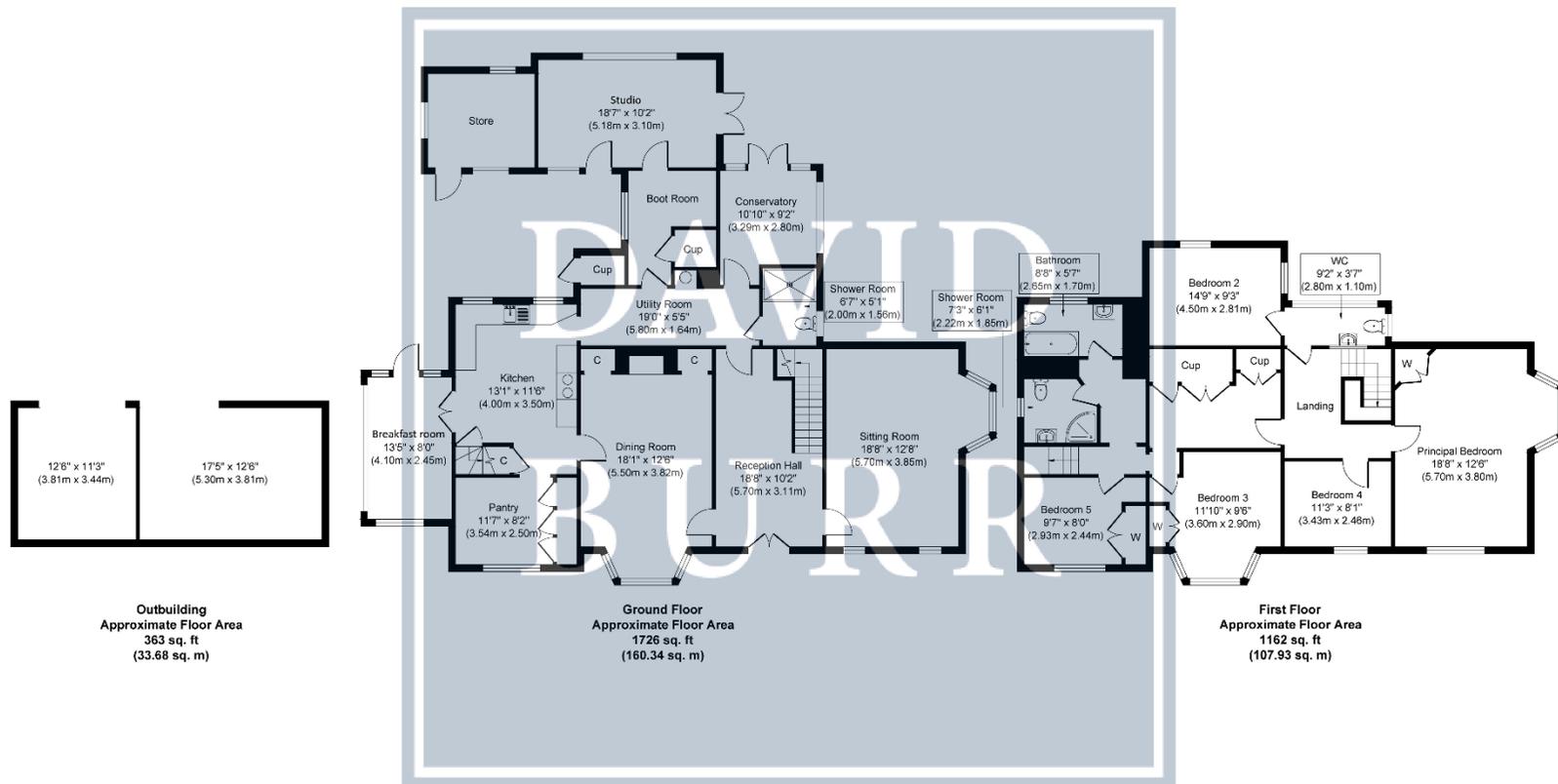
Braintree 7 miles

M25 J27 approx 50 minutes

Colchester 17 miles

Stansted approx 30 minute





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 private drainage

Electric storage heaters. EPC rating: N/A Council tax band: F

Tenure: Freehold List Entry Number: 1123049

Broadband speed: up to 1,800 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](http://DAVIDBURR.CO.UK)

## Contact details

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