



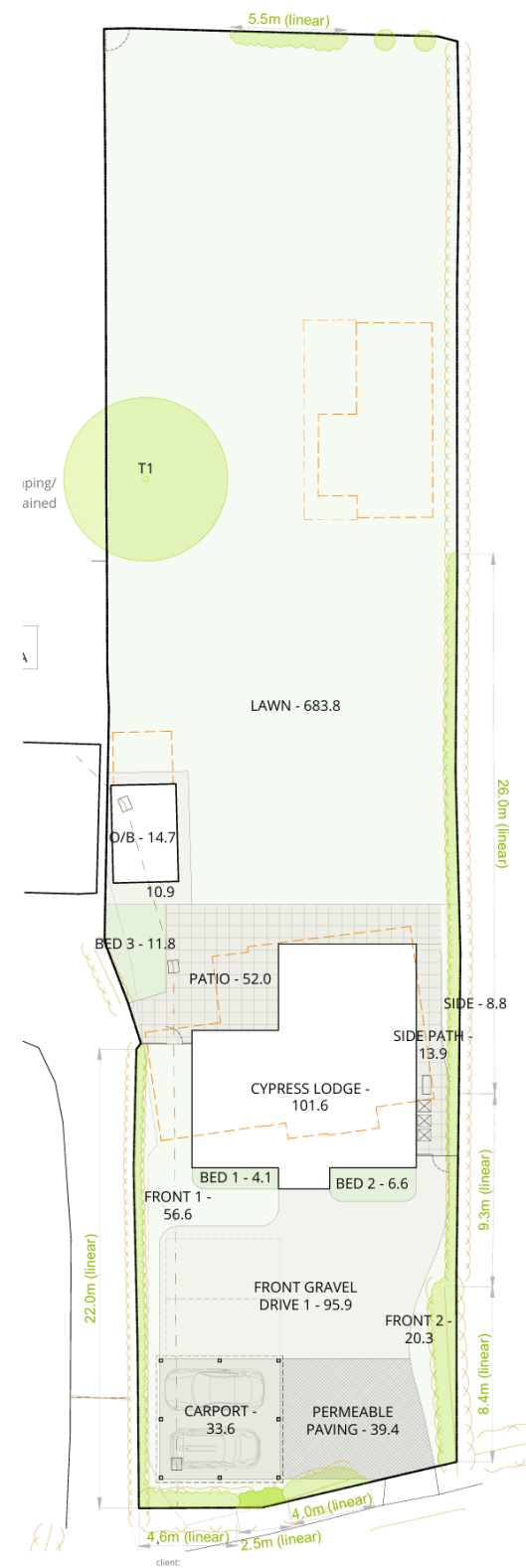
## CYPRESS LODGE

Church Road, Greenstead Green, Halstead, CO9 1QP

**Guide price £765,000**

DAVID  
BURR





Cypress Lodge, Church Road, Greenstead Green, Halstead, Essex, CO9 1QP

Cypress Lodge is an attractive newly constructed property in a sought-after village by a renowned local developer and will provide spacious and stylish family accommodation which is well-suited to a variety of modern lifestyles. The property will include modern technology combined with traditional construction methods to provide a future proofed and high-quality dwelling with low maintenance features throughout.

An enclosed porch accessed by a glazed and panelled door opens to the spacious and inviting reception hall which has doors off to the principal reception rooms, cloakroom and kitchen/breakfast room and stairs with storage beneath rising to the first floor. The sitting room is a spacious room with a window to the front elevation and French doors opening to the rear garden and terrace. There is also a useful study/snug/games room which has a window to the front elevation and a well-appointed cloakroom with ‘Roca’ sanitary ware.

The kitchen/breakfast room forms the heart of the house and is situated to the rear, benefiting from a westerly aspect with views to the garden and beyond. It will be fitted with a range of high-quality floor and wall mounted units, quartz worktops and upstands, named integral appliances to include double eye level ovens, induction hob, boiling water tap, fridge/freezer, and an island unit with a breakfast bar. There will be bi-fold doors to the rear opening to a large west facing terrace making it ideal for family entertaining under the setting sun. A door directly accesses a utility room which will be fitted with similar units to the kitchen, a water softener, sink, space for a tumble dryer and washing machine and a door providing side and rear access.

The first floor is equally inviting with a traditional galleried landing and a window to the front elevation providing an abundance of natural light. The principal suite is situated to the rear of the property and has a window to the rear taking advantage of the far-reaching open views and a door to a lavishly appointed en-suite shower room fitted with Roca sanitary ware, Hansgrohe shower attachments and tiled shower recess. The guest suite is situated to the front elevation with a window to the front taking in roofline views of the village. A door opens to an en-suite shower room fitted in the same style as the principal suite. The remaining two bedrooms are situated on the south elevation and are generously proportioned and equal in size. These are served by a family bath/shower room fitted in the same style as the two en-suite shower rooms. The landing finally provides access to the warm cylinder/airing cupboard along with a separate and sizeable linen/storage cupboard.

Outside

The property will be approached by a paved and gravel drive which provides ample parking, and in turn leads to the double cart lodge, which is equipped with an EV charging point. Rear access is afforded on both sides of the property via gravel paths and there are power sockets to the front of the house and an external tap.

The rear garden is a true delight and benefits from a westerly aspect enabling it to take advantage of the afternoon and evening sun. There is an extensive terrace to the rear of the kitchen and sitting room which is perfect for large family gatherings. Beyond this are large expanses of lawn with some specimen trees which provide focal points and there is a laurel hedge to the rear boundary.

In addition, there is a bespoke home office/studio in the garden which is equipped with power and light.

Agents notes:

Potential purchasers will be able to have input into certain finishes throughout the property to include the kitchen, tiling and floor finishes.

The ground floor is underfloor heated throughout with individual zoning, the first floor has radiators all powered by an air source heat pump.

There is no provision for PV panels or battery storage, but this can be discussed as an extra. Windows will be UPVC with attractive stone sills beneath the windows, coloured Chartwell Green to the exterior and white internally.

Further and more detailed specification will be available by request.

The well presented accommodation comprises:

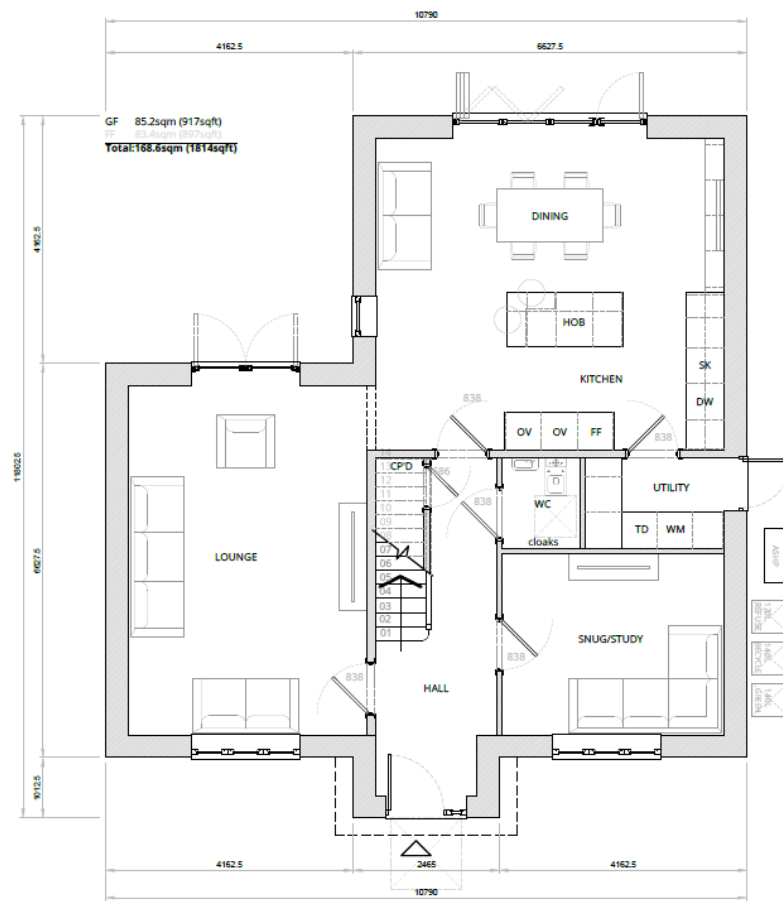
Four bedrooms and one ensuite	Utility room
Family bathroom	West facing rear garden
Living room	Parking for a number of cars
Snug/study	Double Cart lodge
Kitchen/dining room	EV charging point

Total: 1,944 square foot

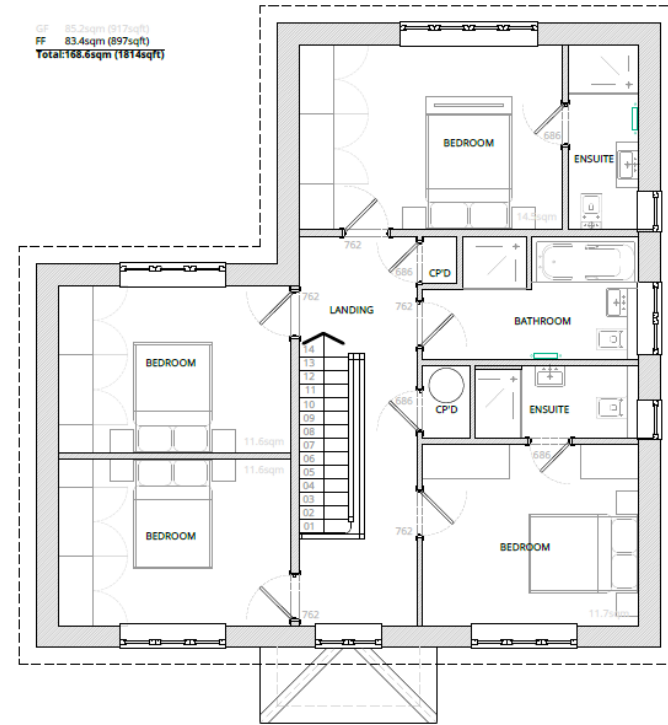
Location

Colne Engaine is a well-served and highly sought-after North Essex village with a public house, football club, primary school and village shop. The village of Coggeshall is 6 miles and the larger towns of Halstead and Braintree both having extensive facilities including a mainline to the latter.

Access	
Halstead 2 miles	Braintree – Liverpool St 60 mins
Braintree 7 miles	Stansted approx. 30 mins
Colchester 13 miles	M25 J27 approx. 50 mins



GROUND FLOOR PLAN



FIRST FLOOR PLAN

## Additional information

Services: Main water, electricity and drainage

Air Source Heat Pump to ground floor underfloor heating and first floor radiators. EPC rating: TBC Council tax band: TBC

Tenure: Freehold Construction type: Standard (Brick and block)

Broadband speed: up to 80 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

## Contact details

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