



The Old Post House
Birdbrook, Essex

**DAVID
BURR**



The Old Post Office, The Street, Birdbrook, Halstead, Essex CO9 4BN

Birdbrook is situated approximately 5 miles to the west of Clare and 3 miles from Steeple Bumpstead, a popular village on the Suffolk Essex border. Local amenities include a public house, church, village hall including a bowls club and several community clubs. A commuter rail link can be found from Audley End (16 miles) to London Liverpool Street station travel time approx. 60 mins and Stansted Airport is approx. 21 miles.

This attractive period property is situated in a quiet village location backing onto meadows. The property offers elegant living accommodation blending period features with high quality modern finishes creating a stylish and comfortable home with ample parking, a garage, detached studio annexe and delightful rear gardens.

An elegant period home with detached office/gym with permission for use as an Annexe and delightful rear gardens in a quiet village location.

Entrance into;

ENTRANCE HALL: With brick and pamment flooring and stairs rising to the first floor with a cupboard under.

SITTING ROOM: A charming room featuring an attractive Georgian open fireplace, oak floor and bay window to the front with shutter blinds. Opening through to;

STUDY: With oak floor and French doors opening to the rear terrace.

DINING ROOM: A delightful room featuring a wood burning stove, exposed floor boards and bay window to the front with shutter blinds.

KITCHEN/ BREAKFAST ROOM: The hub of the home tastefully fitted with a bespoke Neptune kitchen and featuring a vaulted ceiling and French doors opening to the garden. The kitchen comprises a range of units under Silestone units with a sink inset. Appliances include a double oven Range cooker with 5 ring electric hob, Siemens microwave oven and space for a fridge freezer. The central breakfast bar provides additional storage and seating with an additional door leading to the rear courtyard.

REAR LOBBY: Featuring quarry tiled floor and coat rail.

UTILITY/CLOAK ROOM: Comprising of W.C, hand wash basin, space and plumbing for a washing machine and tumble dryer.

First floor

BEDROOM 1: A lovely light room overlooking the rear garden and featuring fitted wardrobes with an opening through to the

EN-SUITE: Comprising WC, twin stone wash basins, free standing bath and a heated towel rail.

BEDROOM 2: A spacious double bedroom with outlook to the front

BEDROOM 3: Outlook to front.

BEDROOM 4: Outlook of front.

BATHROOM: Fitted with a stylish white suite comprising a W.C, hand wash basin, tiled shower cubicle, storage cabinets and heated towel rail.

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Outside

The property sits behind a pretty front garden with parking to the side for 3 vehicles and gated access leading to the rear. To the rear of the property is an extensively paved area ideal for entertaining which could also provide additional parking and in turn leads to the **SINGLE GARAGE** With power and light. Adjacent to the garage is an **OFFICE/GYM** Comprising a studio with doors opening onto a private terrace, cloakroom with WC and wash basin and storage. This building has permission for use as an Annexe.

The remainder of the rear gardens are a wonderful asset to the property enjoying a south westerly aspect and a great deal of privacy being surrounded by mature hedges and trees including Apple, Yew and Sycamore. The lawn is surrounded by mature beds and borders with an additional decked dining area and pathways leading through to the kitchen garden featuring raised beds, a potting shed and store.

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

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree, CM7 9HB.

COUNCIL TAX BAND: E. £2,654.00

EPC RATING: TBC

VIEWING: Strictly by prior appointment only through DAVID BURR Clare office 01787 277811.

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AGENT'S NOTE: Some photographs are dated 2022.



GROUND FLOOR
1297 sq.ft. (120.5 sq.m.) approx.



TOTAL FLOOR AREA : 2044 sq.ft. (189.9 sq.m.) approx.
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1ST FLOOR
748 sq.ft. (69.5 sq.m.) approx.



