



**CROUCH HOUSE COTTAGE,**

Audley End, Gestingthorpe, Halstead, Essex

DAVID  
BURR







Crouch House Cottage, Audley End, Gestingthorpe, Halstead, Essex, CO9 3AU

Coach House Cottage is a detached chalet style property enjoying a favourable location on the periphery of this popular village set within attractive and mature grounds.

A panelled and glazed door leads to the entrance hall which has stairs rising to the first floor with an oak handrail.

The sitting room is situated to the Southerly aspect of the property and takes in wonderful views to the garden and rolling countryside beyond. There is a wood burning stove set upon a tiled hearth and back which provides a focal point and oak effect flooring.

The dining room which can also be used as bedroom 1 is situated to the front of the property and takes in views to the front garden and countryside beyond and has oak effect flooring.

The kitchen/breakfast room is fitted with a range of floor and wall mounted units with oak fronts, tiled splash backs and 1 ½ bowl ceramic sink, ‘Zanussi’ oven and grill with hob above and extractor hood over. Plumbing for a washing machine, a large pantry cupboard and door to rear garden.

The bathroom is situated on the ground floor and is fully tiled and has a shower above and matching pedestal wash hand basin adjacent to which is the cloakroom which is tiled to dado height.

The stairs rise to a galleried landing with a window giving views to the fields and a linen cupboard.

There are two bedrooms both of which have windows giving views to the garden, one of which has been previously used as a study and is kitted out as such.

The property is approached via a drive which gives ample parking and this is flanked by large expanses of lawn to the front of the house on one side and to the other a delightful low maintenance gravel garden which is densely stocked with an abundance of flowers and shrubs to include iris and euphorbia.

There is mature hedge screening to the front and the rear gardens benefit from field views and mature boundaries and comprise large expanses of lawn with a summerhouse on the Easterly aspect adjacent to which is a greenhouse and two storage sheds.

The property is centrally situated within its plot and as such provides a high degree of privacy and there are mature and densely stocked herbaceous and shrub borders throughout.

The accommodation comprises:

Entrance hall	Attractive large gardens
Sitting room	Countryside views
Dining room/Bedroom 1	Ample parking
Kitchen/breakfast room	Village location
Ground floor bathroom	Unfurnished
2 further bedrooms	Available now

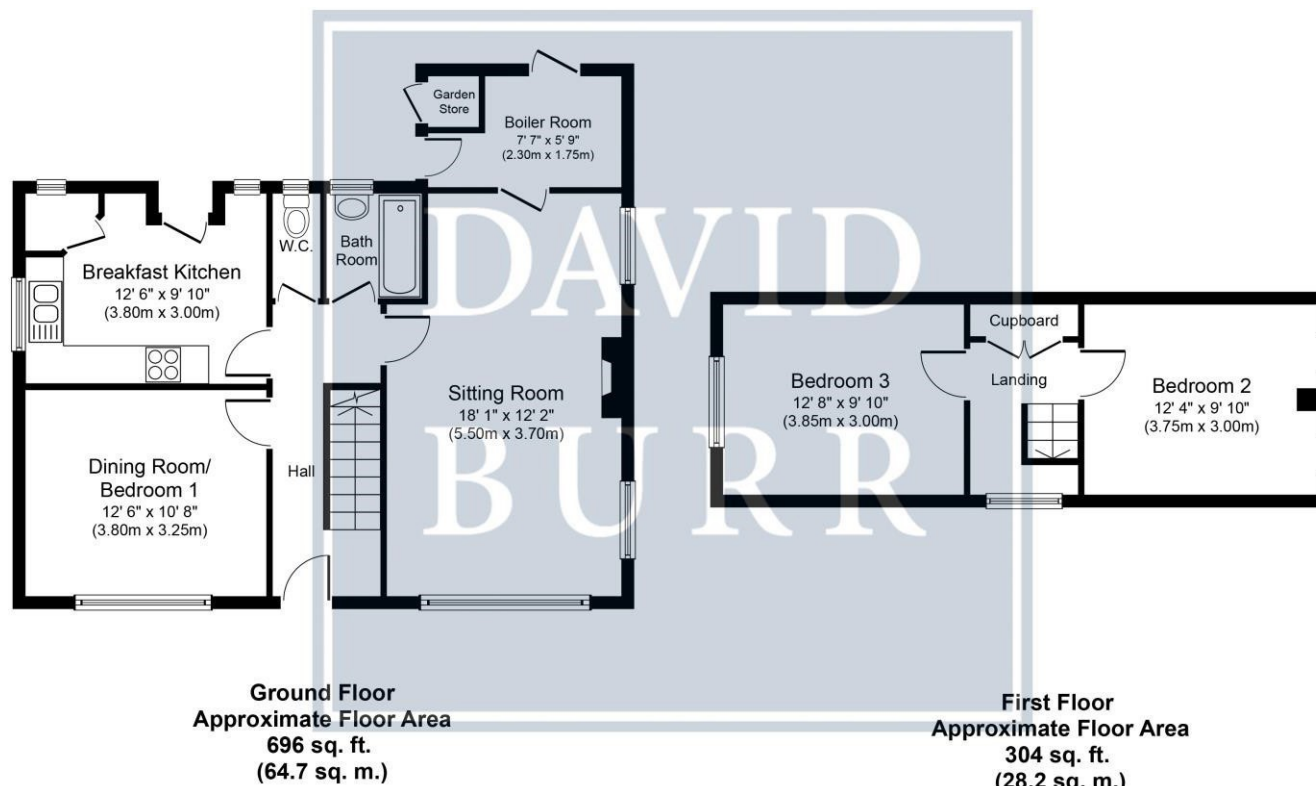
Location

Gestingthorpe is a most attractive rural village with ‘The Pheasant’ restaurant/public house, parish church and village green. The market towns of Sudbury with commuter rail link and Halstead are close by as is Braintree with mainline station and many amenities and services.

Access

Halstead 5 miles	Braintree – Liverpool St 60 mins
Braintree 9 miles	Stansted approx. 30 mins
Sudbury 5 miles	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. 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 septic tank drainage.

Oil fired heating to radiators. EPC rating: E

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.

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## Contact details

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