



MALLOWS COTTAGE

Gainsford End, Toppesfield, Essex, CO9 4EH

Guide price £949,500

DAVID
BURR



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Mallows Cottage is an attractive and substantial detached family home enjoying a superb location along a country lane with wonderful views over open farmland to the rear. The property was constructed approximately 15 years ago to a particularly high specification and has underfloor heating throughout the ground floor, and has attractive features throughout such as oak doors, moulded skirting boards, ceiling cornices, and bi-folding and French doors to the rear garden. The property has been recently refurbished and beautifully presented throughout, with a thoughtfully reconfigured, modernised kitchen and utility.

An attractive oak porch with a glazed door accesses the reception hall which is a particularly spacious area and has oak flooring throughout, views to the front via two windows and an impressive staircase rising to the first floor with a useful storage cupboard beneath. There is also a lavishly appointed cloakroom which is tiled to dado height with a tiled floor, a rectangular sink on a vanity unit and matching WC. The sitting room is particularly impressive and of a generous size with French doors to a south facing terrace with the garden beyond and stunning views. There is an appealing feature red brick fireplace with an oak mantle and a brick hearth which would readily accept a wood burning stove. There is a useful study to the front elevation which has an attractive bay window with views to the front garden.

There is a beautiful garden room to the rear elevation of the property which has a part vaulted ceiling and is fully glazed on both aspects taking advantage of the wonderful views, and has French doors to an extensive sandstone terrace which can be accessed from both here and the kitchen breakfast room. There is a square arch through to the dining area and both these rooms have appealing tiled flooring which runs right the way through to the kitchen breakfast and utility room. The kitchen breakfast room is extensively fitted with a range of floor and wall mounted shaker style units with quartz worktops and upstands, a 'Franke' sink and integral appliances to include a Bosch dishwasher and a Rangemaster cooker, with hood above. A separate range of units has space for a double 'French' style fridge/freezer. In addition there is a large island unit with a breakfast bar and power points, and there are bi-folding doors to the rear terrace and garden making it ideal for entertaining.

A door leads through to an extensively fitted utility room which has matching units to the kitchen, a tiled floor, a 'Franke' sink, water softener, fitted storage boxes and a door to the side garden.

The first floor is equally impressive with a lovely galleried landing which has stairs rising to the second floor, a linen cupboard and views to the lane and beyond. The principal bedroom is situated to the rear of the property and benefits from a dual aspect with wonderful views over open farmland. There is a spacious dressing room with fitted hanging provision adjacent to which is a beautifully appointed ensuite shower room with a tiled floor and tiling to dado height, a large walk in oversized shower cubicle, rectangular sink with vanity unit and matching WC and further storage shelves. There are three further bedrooms on this floor, one to the front elevation and two to the rear with the bedroom to the front elevation having fitted wardrobes and the two to the rear having wonderful views over open farmland. These are all served by a beautifully appointed family bath/shower room which has a free standing rectangular ended bath, a matching white three piece suite to include wash hand basin, bidet and WC and a large walk in shower cubicle.

The second floor is accessed via a further staircase with a Velux window to the landing and is currently insulated, plaster boarded and provides hobby or storage space, but these rooms could readily be converted to further living space with the addition of Velux windows or a dormer window subject to the necessary planning consents.

The property is approached via an attractive resin bonded drive which provides an extensive area of parking and in turn leads to the detached double garage which is equipped with two electric roller doors, two electric vehicle charging points and power and light. There is an attractive picket fence to the front abutting the lane with large areas of lawn and raised planting. An appealing sandstone path leads to the front door and side gate with access down both sides of the property to the rear.

The rear garden is an absolute delight and benefits from a south facing aspect enabling the occupants to take advantage of the all day sun. There is an extensive sandstone terrace immediately to the rear of the property which can be accessed from the garden room, sitting room and kitchen breakfast room making it ideal for large scale family entertaining. Beyond this are large areas of lawn segregated by attractive curved gravel paths and a number of raised beds and planters. The focal points are provided by a cherry and an apple tree and there is an outside covered entertaining area which is equipped with power and light behind which is a useful storage shed. To the westerly elevation is a good sized greenhouse and raised bed and an open fronted summerhouse with an evergreen honey suckle.

In all about 0.26 of an acre (sts).

Agents notes:

The property is fitted with smart heating.

The immaculately presented accommodation comprises:

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| Superb individual detached family home | Principal suite and three further bedrooms |
| Wonderful rural location | Lovely south facing garden & stunning views |
| Four reception rooms | Detached double garage |
| Stunning kitchen/dining/family room | 2 x EV charging points |
| Separate study | Re-decorated throughout |

Location

The peaceful village of Toppesfield has a public house, primary school, shop, post office and church. The nearby market towns of Halstead and Braintree provide for more extensive needs, including a mainline station to London Liverpool Street from the latter as does Witham (15 miles) and Saffron Walden which is a very pretty town providing good shopping and services.

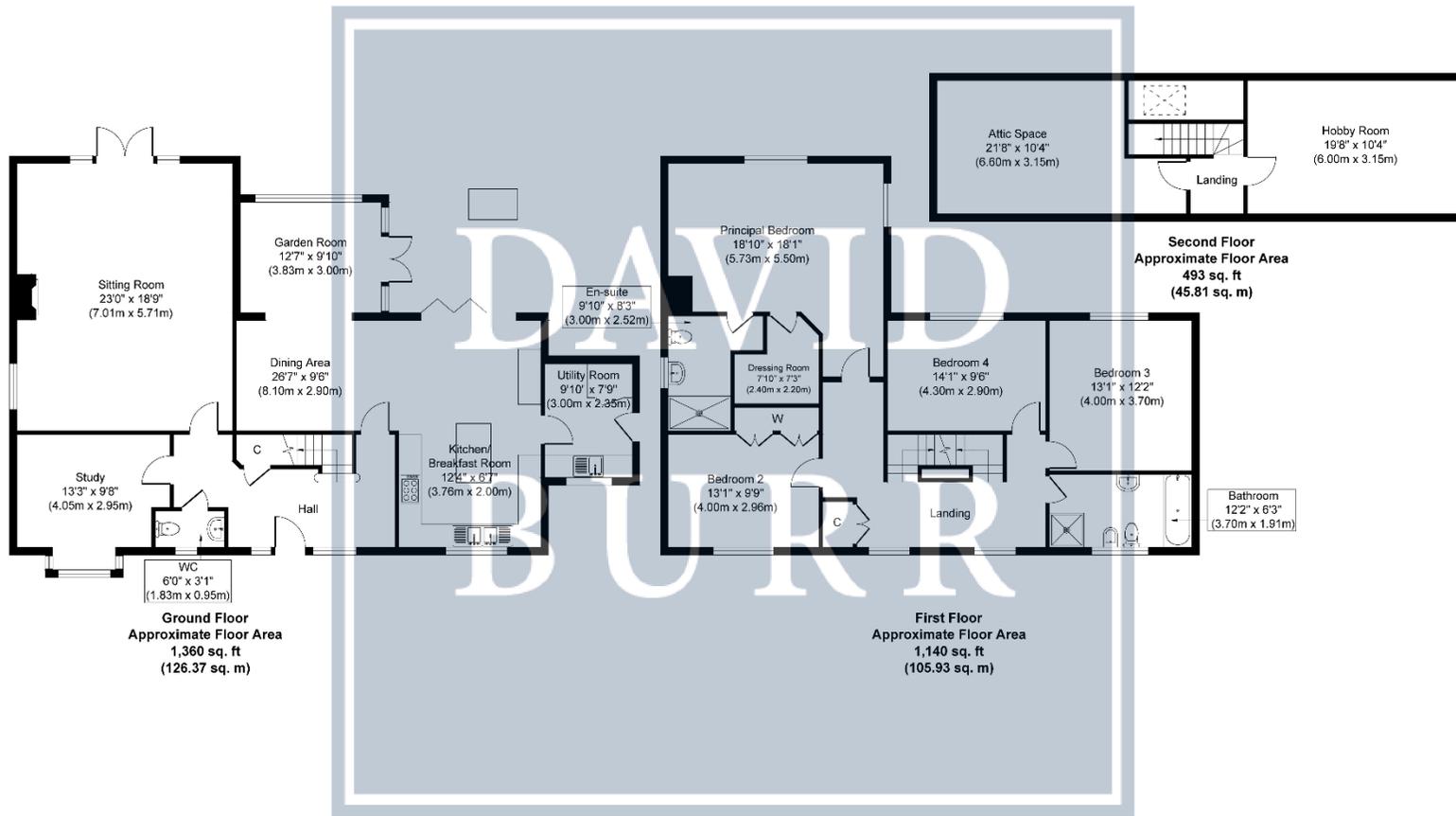
Access

| | | |
|-------------------------|-----------------------------------|------------------------|
| Halstead 8 miles | Audley End – Liverpool St 60 mins | Braintree 12 miles |
| Stansted approx 30 mins | Saffron Walden 12 miles | M25 J27 approx 50 mins |





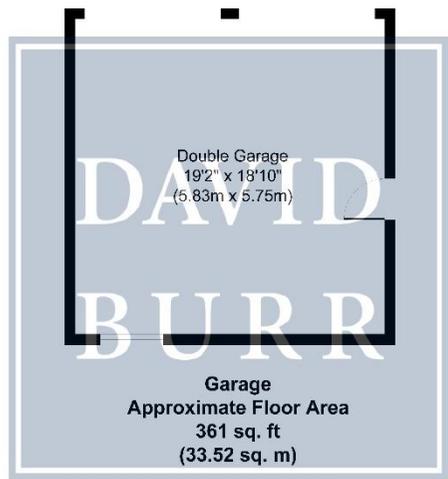




Ground Floor
 Approximate Floor Area
 1,360 sq. ft
 (126.37 sq. m)

First Floor
 Approximate Floor Area
 1,140 sq. ft
 (105.93 sq. m)

Second Floor
 Approximate Floor Area
 493 sq. ft
 (45.81 sq. m)



Double Garage
 19'2" x 18'10"
 (5.83m x 5.75m)

Garage
 Approximate Floor Area
 361 sq. ft
 (33.52 sq. m)

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 (Klargester)
- Oil fired heating to radiators. EPC rating: C
- Council tax band: G Broadband: Fibre to the premise
- Tenure: Freehold Construction type: Standard
- Broadband speed: up to 1800 Mbps (Ofcom).
- Mobile coverage: EE, O2, 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

- Castle Hedingham (01787) 463404
- Long Melford (01787) 883144
- Clare (01787) 277811
- Leavenheath (01206) 263007
- Bury St Edmunds (01284) 725525
- Woolpit (01359) 245245
- Newmarket (01638) 669035
- London (020) 7390888
- Linton & Villages (01440) 784346



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