



JAMIE WARNER
— ESTATE AGENTS —



Lindsay House Chapel End Way, Stambourne, Halstead, CO9 4NZ

Guide Price £700,000

- 5/6 bedroom detached house
- Main bedroom with en suite
- Spacious garden with scenic countryside views
- Idyllic village of Stambourne
- Family bathroom, separate shower room
- Stunning Kitchen with central island
- Over 2400 sq ft
- Three generous reception rooms
- Garage - workshop

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Lindsay House Chapel End Way, Halstead CO9 4NZ

Introducing a stunning 5/6 bedroom detached family home nestled in the idyllic and tranquil village of Stambourne. This spacious property boasts over 2400 sq ft of elegant living space. The main bedroom features an en suite and dressing room, complemented by a family bathroom and an additional separate shower room.

Enjoy generous family living with three reception rooms and a charming conservatory. The kitchen breakfast room is a chef's dream, complete with a central island and a utility room for added convenience.

Further benefits include a garage and workshop, perfect for hobbies or extra storage. The highlight of this property is the generous rear garden, offering breathtaking views over the rolling countryside—ideal for those who appreciate nature's beauty.

This home truly combines luxury, space, and tranquility.



Council Tax Band: E



Stambourne

Nestled in the serene heart of the English countryside, Stambourne is a charming village that offers an idyllic retreat from the hustle and bustle of city life. Known for its picturesque landscapes and rich history, Stambourne provides a unique blend of rural tranquility and community spirit, making it an ideal location for those seeking both peace and connectivity.

Stambourne is steeped in history, with its roots tracing back to centuries past. The village boasts a number of historical landmarks, including the beautiful St. Peter and St. Thomas Church, which stands as a testament to the village's enduring legacy. The surrounding countryside offers endless opportunities for outdoor enthusiasts, with rolling fields and scenic walking trails that invite exploration.

Just a short drive away lies the delightful town of Clare, a historic market town that enhances Stambourne's appeal. Clare is famed for its rich tapestry of heritage, with attractions such as Clare Castle Country Park and the ancient Clare Priory, offering residents a taste of the past alongside modern-day amenities. The town's vibrant community life, with its array of cafes, shops, and local events, provides a lively complement to Stambourne's peaceful ambiance.

Entrance Hall

Step into a welcoming entrance featuring a side window, a convenient storage cupboard, and elegant oak flooring. This area includes a radiator for comfort, stairs ascending to the first floor, and an additional storage cupboard tucked beneath the stairs.

WC

Equipped with a two-piece suite, including a washbasin with a mixer tap and a low-level WC, this space features full-height ceramic tiling on all walls, a radiator, and tiled flooring.

Snug

16'2" x 8'4"

A delightful space where your attention is immediately captured by the French doors leading to the rear garden. This area seamlessly connects to the kitchen breakfast room and includes a door to the conservatory. It features a radiator and elegant tiled flooring.

Kitchen/Breakfast Room

17'4" x 17'10"

The kitchen/breakfast room is an exquisite space designed for both style and functionality. It features a coordinated range of base and eye-level units with elegant quartz countertops, complemented by a matching island unit and an attached oak breakfast table. This kitchen is fully equipped with a sink unit featuring a single drainer and mixer tap, integrated fridge/freezer, dishwasher, and space for a range cooker with an extractor hood. It also includes a built-in microwave and a window overlooking the front, all set on beautiful tiled flooring with underfloor heating. French doors lead to a charming covered seating area, perfect for enjoying your morning coffee.

Utility Room

8'8" x 7'6"

Equipped with a coordinated set of base and eye-level cabinets, featuring rounded-edge countertops, a stainless steel sink, plumbing for a washing machine, and space for a fridge and tumble dryer. The utility room boasts tiled flooring with underfloor heating and a door leading to the rear garden.

Family Room

12'0" x 19'2"

A spacious area that also serves as a second sitting room is filled with natural light from two side windows, a front window, and a bay window at the front. The room includes a radiator.

Sitting Room

14'3" x 19'2"

The main sitting room features a rear window, an open fireplace with a cast-iron wood burner set in a stone surround, a radiator, and a door leading to the conservatory.

Conservatory

10'10" x 19'6"

The conservatory features a combination of brick and timber-framed construction with a vaulted roof. It includes two radiators, tiled flooring, and French doors that open to the garden.

Landing

A window to the side, stairs ascending to the second floor, and access to all rooms on the first floor.

Bedroom 1

13'0" x 11'2"

The main bedroom features a window at the rear that overlooks the garden and the picturesque rolling countryside beyond. It boasts a fitted bedroom suite, including two built-in single wardrobes with hanging rails, shelving, and overhead storage. There are bedside cabinets, a radiator, and double doors that open to the dressing room. Additionally, a separate door leads to the en suite bathroom.

En-suite

Equipped with a three-piece suite that includes a wall-mounted washbasin with a mixer tap, a tiled shower enclosure with an integrated shower and folding screen, a low-level WC, and a heated towel rail.

Dressing Room/Bedroom 6

14'3" x 7'8"

The window at the rear provides the same views as the main bedroom. The room is equipped with a variety of wardrobes, including two double wardrobes with hanging rails, shelving, and overhead storage, plus a radiator. The door from the landing is still in place, allowing the option to use this space as a sixth bedroom if desired.

Bedroom 2

12'1" x 9'0"

A double bedroom with a front-facing window features an array of fitted wardrobes, including built-in double wardrobes with hanging rails and overhead storage, as well as fitted single wardrobes. Additionally, there is a bedside cabinet and a radiator.

Bedroom 5

8'8" x 9'10"

The fifth bedroom features a front-facing window and a radiator.

Bathroom

Equipped with a three-piece suite featuring a paneled bath with a mixer tap, a pedestal washbasin with a mixer tap, and a low-level WC. The walls are fully lined with ceramic tiles from floor to ceiling. Additional features include a side window, a radiator, and tiled flooring.

Landing

Grants access to all rooms on the second floor.

Bedroom 4

12'0" x 9'1"

A double bedroom featuring a front-facing window and a skylight on the side.

Bedroom 3

14'4" x 10'0"

A double bedroom featuring a window at the rear with views of the garden and countryside beyond, as well as a side window and a radiator.

Shower Room

Equipped with a three-piece suite, this bathroom features a double shower enclosure with a steam shower and glass screen, a pedestal washbasin with a mixer tap, and a low-level toilet, complemented by a full-height heated towel rail on all walls.

Outside

The property is situated on a generous plot, with the rear garden offering stunning views and a tranquil setting as it backs onto rolling countryside. A spacious patio area directly adjoins the house, leading to the main garden area, which is beautifully laid to lawn. The lawn is bordered by mature flower and shrub displays. At the end of the garden, a timber house equipped with power and lighting serves as a garden bar, creating an ideal space for entertaining friends and family. Adjacent to the summer house, a timber deck provides the perfect spot to enjoy the sweeping views of the countryside. Altogether, the plot measures approximately 0.25 acres (sts).

Garage & Driveway

A block-paved driveway at the front of the house offers ample off-road parking. Within the driveway, there is a garage and workshop featuring an electric up-and-over door, with power and lighting connected. Additional storage space is available in the eaves. A personal door opens to the driveway, and a window allows natural light in. The driveway is framed by a low brick wall and mature hedgerow, enhancing the property's appeal.

Viewings

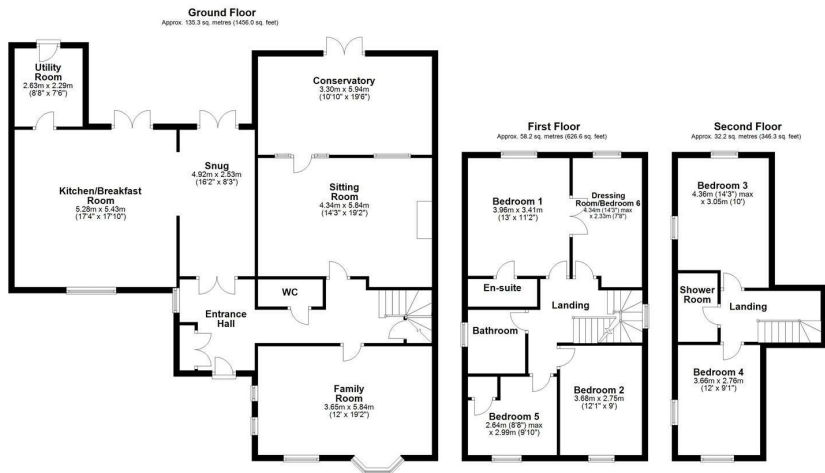
By appointment with the agents.

Special Notes

1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.







Total area: approx. 225.6 sq. metres (2428.8 sq. feet)



Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

Council Tax Band

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	