



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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1 Guisnes Court  
Back Road  
Tolleshunt D`arcy  
Essex

£290,000



Two bedroom ground floor apartment

Beautifully presented

Lounge/dining room

Set in 3.5 acres of land

Historical Elegance Meets Modern Comfort

Private gated apartments

Common hold with 998 year lease

Car port, new shed and ample visitor parking

Modern kitchen & shower room

Game Estates are delighted to present this charming two-bedroom ground floor flat in Guisnes Court, a building steeped in history and set in the idyllic village of Tolleshunt D'Arcy, Essex. Formerly a Voluntary Aid Detachment Hospital for military personnel from World War I, Guisnes Court now offers a unique blend of historical elegance and modern living. Set in 3.5 acres of its own private grounds, this apartment offers a rare opportunity to live in a piece of history with all the comforts of contemporary life. Guisnes Court is an impressive building with a rich history, providing a unique and glamorous living experience. The lounge boasts high ceilings and double windows, creating a bright and airy atmosphere filled with natural light. The kitchen features sleek high-gloss white units, designed for functionality and style, with everything you need conveniently at hand. Both bedrooms are well-sized, offering ample space for relaxation and comfort. The modern shower room is stylishly designed and ready for use, adding to the apartment's move-in-ready appeal. Enjoy the peace and quiet of the 3.5 acres of private grounds, complete with a gated driveway for added security and exclusivity.

- **Communal Reception Hall**

Accessed via a security entrance system, leads to ground floor apartment

- **Hallway**

**20' 8" x 4' 3" (6.30m x 1.30m)**

Security entry phone, telephone point, electric socket, suspended ceiling, three inset lights, doors leading to lounge/ dining room with door to kitchen, bathroom, airing cupboard, second bedroom and master bedroom.

- **Lounge / dining room**

**24' 0" x 13' 7" (7.32m x 4.14m)**

Lovely bright spacious room, three windows to the deep bay and further window to the front of the property. High ceiling with decorative egg and dart corncicing. Two ceiling roses, including light fittings. Beautiful beech flooring which is currently covered with carpet, modern storage heater two telephone points, two tv points, three double sockets, door leading to :

- **Kitchen**

**11' 6" x 8' 1" (3.51m x 2.46m)**

Good sized kitchen is fitted with white eye level cupboards and open wine rack, base level cupboards with drawers and a full length three compartment storage unit. Granite effects work surfaces fitted with a stainless steel double bowl single drainer corner sink with swan neck mixer tap, electrical appliances include: a fitted double oven and four zone hob with extractor hood, dishwasher/fridge freezer. Space for washer/dryer. Karndean flooring. Part tiled walls, telephone point, TV point, 3 double sockets and 3 single sockets , suspended ceiling with spotlights.

- **Shower Room**

**9' 8" x 9' 1" (2.95m x 2.77m)**

A luxurious room to relax in featuring a walk in shower, wash basin on vanity unit, close coupled w.c, wall mounted heated towel rail, tiled floor, shaver point inset lighting.

- **Airing Cupboard**

Pressurised tank 5 years old, Switch for towel rail, airing shelf.

- **Master Bedroom**

**15' 9" x 9' 2" (4.80m x 2.79m)**

Large master bedroom with a window to the front of the property. Modern storage heater. Tv point, telephone point, 3 double sockets.

- **Bedroom two**

**12' 2" x 9' 2" (3.71m x 2.79m)**

Good size second bedroom with a window to the front of the property. Telephone point and double socket. Built-in mirrored four door wardrobe. Modern storage heater, tv point. Two double sockets.

- **Car Parking**

Situated off the gravel driveway, to the right, this property is offered with one carport space with storage shed to the rear. There is also ample visitor parking.

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property.

Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.

## Ground Floor



