



Shardlowes Farm, Hedingham Road, Gosfield, Halstead, CO9 1PL

welcome to

Shardlowes Farm Hedingham Road, Gosfield Halstead

Gosfield is situated between Sible Hedingham and Braintree. Mainline railway services to London Liverpool Street are available from the nearby towns of Braintree and Witham. Stansted airport is approximately 15 miles away. The nearby A120, A12 and M11 provide excellent road connectivity.

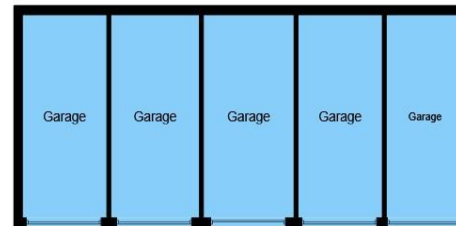




Ground Floor



First Floor



Garage

Entrance Porch

Entrance Hall

Study

10' 5" x 7' 4" (3.17m x 2.24m)

Cloakroom

Lounge

20' 10" x 14' 4" (6.35m x 4.37m)

Dining Room

16' 8" x 12' 4" (5.08m x 3.76m)

Kitchen / Breakfast Room

17' 3" x 15' 8" (5.26m x 4.78m)

Conservatory

19' 3" x 12' 4" (5.87m x 3.76m)

Landing

Bedroom One

20' 11" x 14' 4" (6.38m x 4.37m)

En-Suite

Bedroom Two

10' 8" x 12' 4" (3.25m x 3.76m)

Bedroom Three

15' 8" x 13' 4" (4.78m x 4.06m)

Bedroom Four

9' 9" x 12' 7" (2.97m x 3.84m)

Bathroom

Front Garden

Rear Garden

Outbuilding(s)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Shardlowes Farm, Hedingham Road, Gosfield, Halstead

- ** DEVELOPMENT POTENTIAL **
- A series of holiday lets on the plot
- Conversion of holiday lets to residential STP. Offering 10 dwellings
- Other outbuildings can be converted to residential STP
- On-site unit to be removed. Foundations to remain

Tenure: Freehold EPC Rating: C

£5,000,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HST107532



Property Ref:
HST107532 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01787 472491



Halstead@williamhbrown.co.uk



30 High Street, HALSTEAD, Essex, CO9 2AF



williamhbrown.co.uk