



**Belchamp Road  
Tilbury Juxta Clare, Halstead, Essex**

**DAVID  
BURR**





# 53 Belchamp Road, Tilbury Juxta Clare, Halstead, Essex CO9 4JT

Tilbury Juxta Clare is a small hamlet approximately 4 miles south of the market town of Clare which is an attractive and historic town boasting many fine examples of period architecture. It has wide range of everyday facilities including doctors, shops, schools, restaurants, bank and library. The market towns of Sudbury and Braintree, with their commuter services to London, lie 8 and 12 miles away respectively. Bury St Edmunds lies approximately 16 miles to the north, whilst Cambridge is 25 miles to the west.

A generous four bedroom detached house with a detached one-bedroom **annexe** situated in a semi-rural location set in grounds in all about 0.82 of an acre. The property is ideally situated within the grounds and is open to further extension/expansion subject to the necessary planning consents with open farmland to the front and rear.

## A four bedroom detached house with a one bedroom annexe in all about 0.82 of an acre.

Entrance into:

**LOBBY AREA** With tiled flooring, bay window and housing the boiler. Door to:

**KITCHEN** Fitted with a range of wall and base units under worktop with 1 ½ bowl sink inset. Integrated appliances include a freestanding range cooker, space and plumbing for a fridge/freezer. Door opening to the:

**DINING ROOM** A charming reception room with open fireplace with brick hearth and wooden mantle. Sliding doors to the terrace and opening to the:

**SNUG** Triple aspect room partly vaulted with French doors leading to outside.

**INNER HALLWAY** With staircase to the first floor with storage cupboards beneath and rooms off.

**SITTING ROOM** A spacious reception room with triple aspect views across the garden and French doors leading to outside.

**STUDY** With a tiled floor and French doors leading to the outside.

**UTILITY/SHOWER ROOM** With a laundry closet with space and plumbing for a washing machine and tumble drier. Tiled shower cubicle, vanity sink unit, WC, tiled flooring and door to the outside.

### First Floor

**LANDING** With airing cupboard and rooms off.

**BEDROOM 1** A large double aspect bedroom with views across the garden and open countryside beyond.

**BEDROOM 2** With double aspect views across the garden and overstairs storage cupboard.

**BEDROOM 3** With double aspect views across the gardens.

**BEDROOM 4** With large cupboard and outlook across the gardens.

**BATHROOM** Comprising freestanding roll-top bath with ball and claw feet, vanity unit with WC, wash hand basin and further storage. Heated towel rail, part panelled walls and tiled flooring.



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## ANNEXE

Entrance into:

**SITTING ROOM** With airing cupboard, outlook across the garden and fitted shelving opening to the:

**KITCHEN** With range of base units under worktop with stainless steel sink, inset appliances include an electric freestanding cooker, whilst there is space for a washing machine and fridge freezer and door to outside.

**BEDROOM** A spacious double bedroom with outlook across the gardens.

**SHOWER ROOM** Fitted with tiled shower cubicle, pedestal sink unit, WC, heated towel rail and part tiled walls and flooring.

**ANNEXE GARDEN** Situated off the kitchen is a garden enclosed with fencing that could be re-incorporated into the main garden if required.

## Outside

The property sits within expansive grounds of approximately 0.82 of an acre enclosed by high level tree lines on three boundaries with a lower boundary to the rear backing onto open countryside. Approached via secure electric gates leading to a parking area for several vehicles. The gardens feature a large expanse of lawn interspersed with a range of mature trees, flower and shrubbery beds and include a range of practical outbuildings including several workshops, a large storage shed, greenhouses and log stores all enjoying a southerly aspect.

**SERVICES:** Main water and electricity. Oil fired heating. Septic tank.

**NOTE:** None of the services have been tested by the agent.

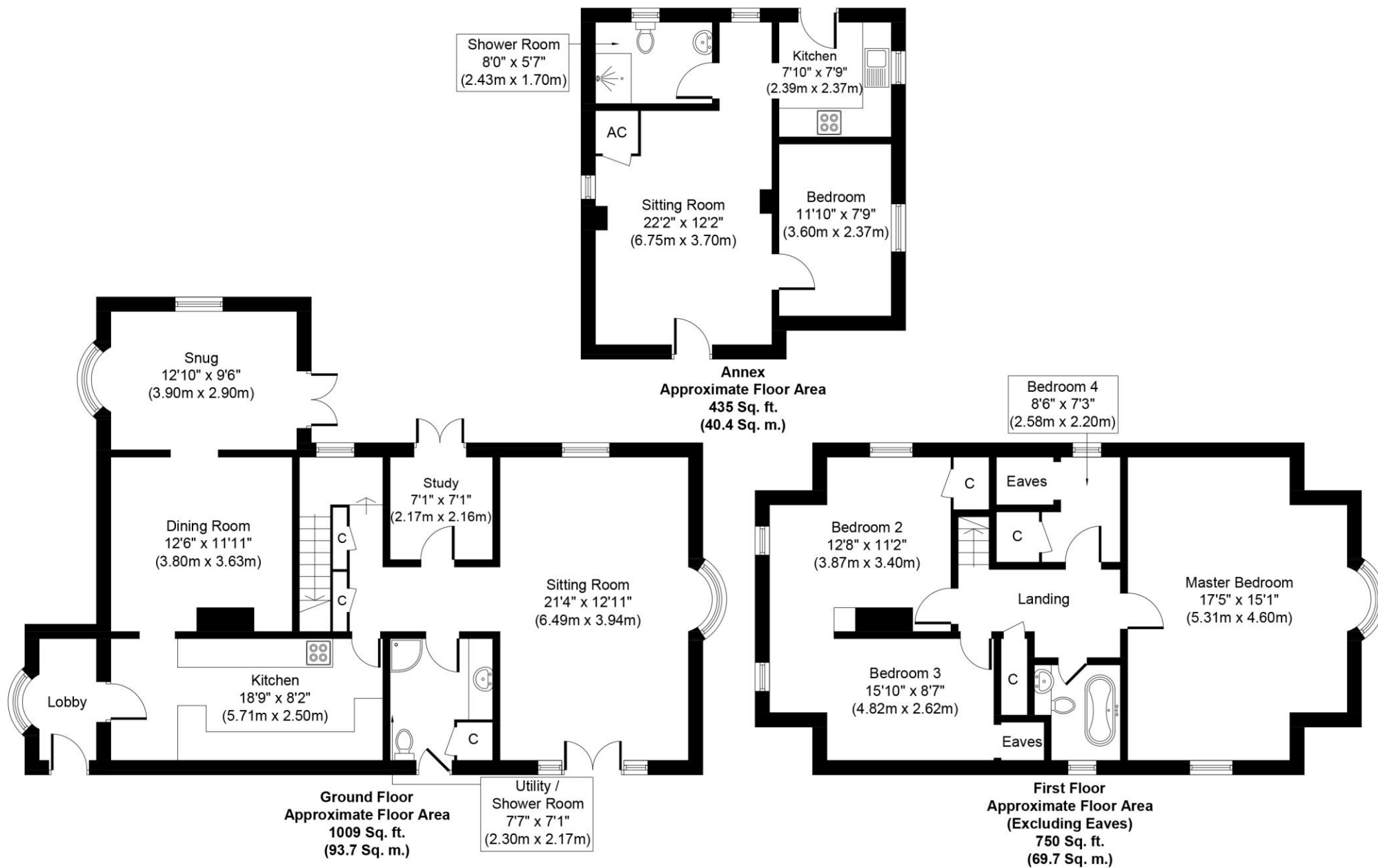
**LOCAL AUTHORITY:** Braintree District Council – 01376 552525.

**EPC RATING:** TBC

**VIEWING:** Strictly by appointment through David Burr – 01787 277811.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





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.







**Annexe Sitting Room**



**Annexe Bedroom**



**Annexe Shower Room**



**Annexe**



