



CAROLINE, CROSS END

Pebmarsh, Halstead

**DAVID
BURR**



Caroline, Cross End, Pebmarsh, Halstead, Essex, CO9 2NU

Caroline is a superbly presented three bedroom detached chalet style bungalow with flexible and spacious accommodation. The property occupies a large semi rural plot of approximately 1 acre (sts), partially abutting farmland to its northern and western boundaries and with farmland opposite. Caroline is located on the periphery of the sought after village of Pebmarsh which is located between Bures to the east (with its railway station) and the Maplesteads to the west.

A recessed part glazed entrance door provides access to 'Caroline' and leads to the spacious lobby. Stairs leading to the first floor and door to cloakroom fitted with a white suite.

From the lobby there is access to the central hallway and the principal rooms within the property. A heavy timber door from the hallway opens to a family room with high quality flooring and in turn this room links to the garden room via French doors, and the sitting room.

The sitting room is a delightful room to the front, extremely light and airy with windows to three elevations and fireplace with timber surround and recessed log burner.

The garden room has a warm room roof (completed in August 23) and is of excellent proportions with glazing to three sides and french doors providing access to the rear gardens, affording views across the patio, pond and the expanse of mature and secluded gardens.

Moving along the inner hallway to the centre of the property, the hallway opens to form an area currently utilised as a study with views across the rear gardens. From the study an impressive timber door provides access to the kitchen/breakfast room.

The kitchen and breakfast areas create quite an impression and in combination are absolutely superb. High quality flooring sets the tone. Bespoke quality fitted floor and wall units incorporating drawers and cupboards including basket racks, pull out larder units, matching wall units and space for additional appliances, oak counter tops, Belfast style sink (with mixer tap above with hand spray). R7 cast iron electric AGA with extractor fan and hood over and tiling above. Integrated dish washer.

The breakfast area overlooks the rear garden and features large sliding patio doors with electrically operated black out blinds fitted. From the breakfast area, there is access to the utility room. The utility room has a tiled floor area with sink top with matching base and wall units, integrated washing machine and door opening to the rear gardens.

Accessed from the hallway is a large double bedroom with picture window overlooking the front of the property and farmland beyond. There is an additional bedroom overlooking the patio area and a separate bathroom with bath, wash hand basin and WC.

First Floor

From the lobby, stairs rising to the first floor landing. Window to front with views overlooking the countryside and country lane which provides access to the property.

Door way from landing through to large walk-in linen cupboard housing water cylinder, and access to large boarded loft space with permission for additional room.

A very spacious double bedroom with windows affording views across the front of the property and farmland beyond. Opening to dressing room with floor to ceiling fitted wardrobe units and recess to rear facing dormer window. Door from the dressing room opening to the en-suite shower room with double shower cubicle, matching white suite with velux style skylight window. The bedroom, dressing room and en-suite form a delightful suite of inter linking private rooms

Outside

Caroline is approached via a five-bar timber gate opening to a paved driveway with matching edging. The driveway with turning spur offers a substantial amount of car stabling and leads to the detached double garage and log store.

The lawns to the front feature a wealth of flowers and shrubs and mature trees. Past the property just beyond the garage, and along the lane an additional timber gate provides access to the gardens and offers a significant amount of additional parking potential.

Across the rear of Caroline is a very impressive patio featuring electric canopy with lighting and heaters, incorporating steps rising to the patio doors and the French doors of the garden room. External lighting and external water supply tap, and access around both sides of the side of the building.

The gardens are formed of substantial expanses of lawn with mature trees and established well-screened boundaries. A large established pond and flora is set beyond the patio area. There are various timber outbuildings including an external store, timber shed with double doors and adjacent timber summer house with glazing and french doors opening to the gardens.

Large greenhouse with power, light and heat. The summer house and sheds have power and light connected. Kennel with power and light. Numerous water points around the garden



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The oversized double garage is a pitched roof building with vaulted internal space and twin electric roller type entrance doors. It is immaculate internally with power and light connections. External electric vehicle charging point.

Agents Note;

The property is registered on two land registry titles.

There are solar photovoltaic panels covering part of the western roof slope. We are advised this is a 6KW system charging a Tesla storage battery.

Cavity wall insulation 2021

The immaculately presented accommodation comprises:

Three bedrooms	Aga kitchen/breakfast room
Principal bedroom suite	Cloakroom & bathroom
Family room	Quiet rural locale
Garden room	Double garage
Three reception rooms	Lovely village location
6KW Solar panel system	Appox. 1 acre (sts)
Utility room	Adjacent to open countryside

Access (approximately)

Halstead 4 miles

Bures (railway station) 4 miles

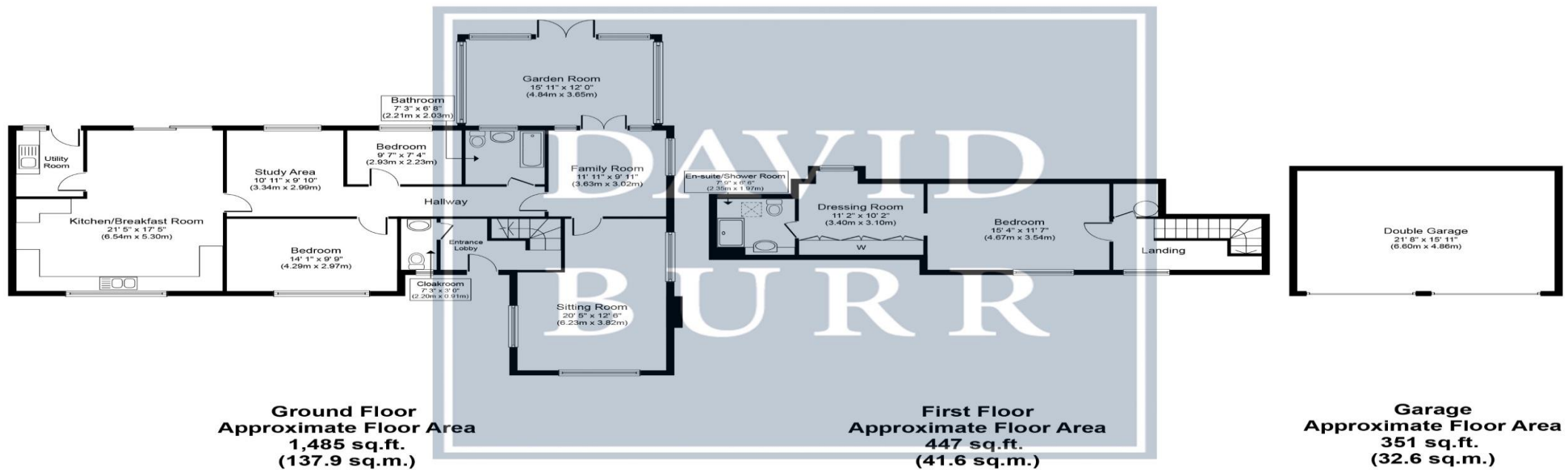
Sudbury 6 miles

Stanstead 28 miles

Location

Pebmarsh is a highly regarded village with a church, public house, Courtyard stores and primary school, with the market towns of Halstead, Sudbury and Braintree all very close by providing extensive amenities and services including a mainline station at the latter.





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 mains drainage.

Oil fired heating to radiators.

EPC rating D.

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.

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