



**STONESTHROW, GREENSTEAD GREEN**

Halstead, Essex, CO9 1QY

Guide Price £695,000





# Stonethrow, Crocklands, Greenstead Green, Halstead, Essex, CO9 1QY

Stonethrow is an exceptionally well proportioned (approx. 3,000sqft), versatile five/six bedroom detached house incorporating annexe accommodation, occupying a semi rural position within the popular village of Greenstead Green. The property features high quality fittings, a generous amount of parking, rear garden abutting agricultural land and large highly adaptive entertaining outbuilding, suitable for a number of purposes.

UPVC replacement entrance door and matching side lights opening to spacious 'L' shaped reception hall, fitted cloaks cupboard, radiator, and stairs rising to first floor. Doors opening to study, cloakroom, and kitchen/dining room. The study is located in a quiet corner of the house, the cloakroom features a two piece white suite and cupboard housing oil fired boiler, water softener and water cylinder. The kitchen/dining room is an extremely spacious combined area incorporating a comprehensively fitted kitchen, space for a large banquet size dining table and additional seating area. The kitchen area is fitted with shaker style units in cream with chrome effect handles, granite preparation surfaces, fluted drainer and butler style sink with chrome mixer tap above. The kitchen also comprises a range of cutlery drawers, fitted appliances including dishwasher, wine rack, larder storage units, space for gas cooker range with extractor hood above and space for American style fridge freezer. The flooring which extends through from the entrance hall, is of timber effect in light oak.

The dining area is a light filled and spacious room with bi-folding doors to the side and bi-folding doors opening to the rear patio. The room is illuminated via chrome effect downlights and features a partly vaulted ceiling. The sitting room which is accessed via the kitchen is a large reception room incorporating bi-folding doors overlooking the patio and rear garden. The focal point of the room is the fireplace with inset solid fuel burner and hearth. From the kitchen there is a further door to the front of the house leading to the utility room with a continuation of the wood effect light oak floor covering. Timber counter top with inset sink with mixer tap above, space and plumbing for washing and tumble dryer, base and wall mounted cupboards, door to side passage and further doorway through to the annexe.

The annexe comprises a living/dining room incorporating a kitchenette; sink top and integrated two plate cooker hob, microwave below and refrigerator, double wall unit. Access is provided to the en-suite shower room with quadrant style shower cubicle, fully tiled, wash hand basin and WC.

From the first floor landing there is access to four double bedrooms, family bathroom, airing cupboard and staircase rising to the second floor. The largest bedroom features windows overlooking the garden and surrounding countryside. Sliding door opening to the fully tiled EN-suite which features shower cubicle, wash hand basin, high level WC and heated towel radiator. There are two further double bedrooms to the rear of the property, both enjoying far reaching views and an additional bedroom to the front of the property. Family bathroom with white three piece suite, wall mounted heated towel radiator and shower over the bath.

On the second floor, there is access to the principal suite which comprises an extremely spacious bedroom incorporating a dressing area and large windows affording far reaching views over the immediate environs and surrounding countryside. Door to useful storage cupboard with fitted shelving, fitted wardrobes and vanity unit and drawers. Access via a timber sliding door to the large contemporary en-suite. The en-suite comprises of a double ended bath with mixer tap above, low level WC, wash hand basin and shower cubicle in black with both matching handheld and mounted shower attachments.

## Outside

The property is approached via a pea shingle covered driveway providing space for approximately five vehicles (subject to size). Timber frame carport exterior storage cupboard (former garage) accessed via double timber doors. Side gate to rear garden. The rear gardens comprise of a large patio terrace retained by low brick walls, steps down to lawned area with various flower and shrub borders. At the foot of the garden is a well-proportioned timber summerhouse with pitched roof. There is also a raised platform and space for an exterior hot tub, adjacent to a solid timber fuel store. The large outbuilding is a wonderful, adaptive space currently utilised as a gym with en-suite facilities comprising of a wet room, low level WC and wash hand basin. Electric wall mounted heater, large glazed overhead roof lantern and windows and substantial bi-folding doors.

There is also a modern oil storage tank (1225ltrs), power supply, outside water tap and access to the utility room. The garden enjoys an open expansive feel and abuts agricultural land with far reaching views.

The immaculately presented accommodation comprises:

Five/six bedrooms	Principal Bedroom suite
En-suite to second bedroom	Spacious sitting room
Study and Utility room	Open plan kitchen/dining/family room
Versatile outbuilding	Abutting agricultural land
Village location	No on-going chain

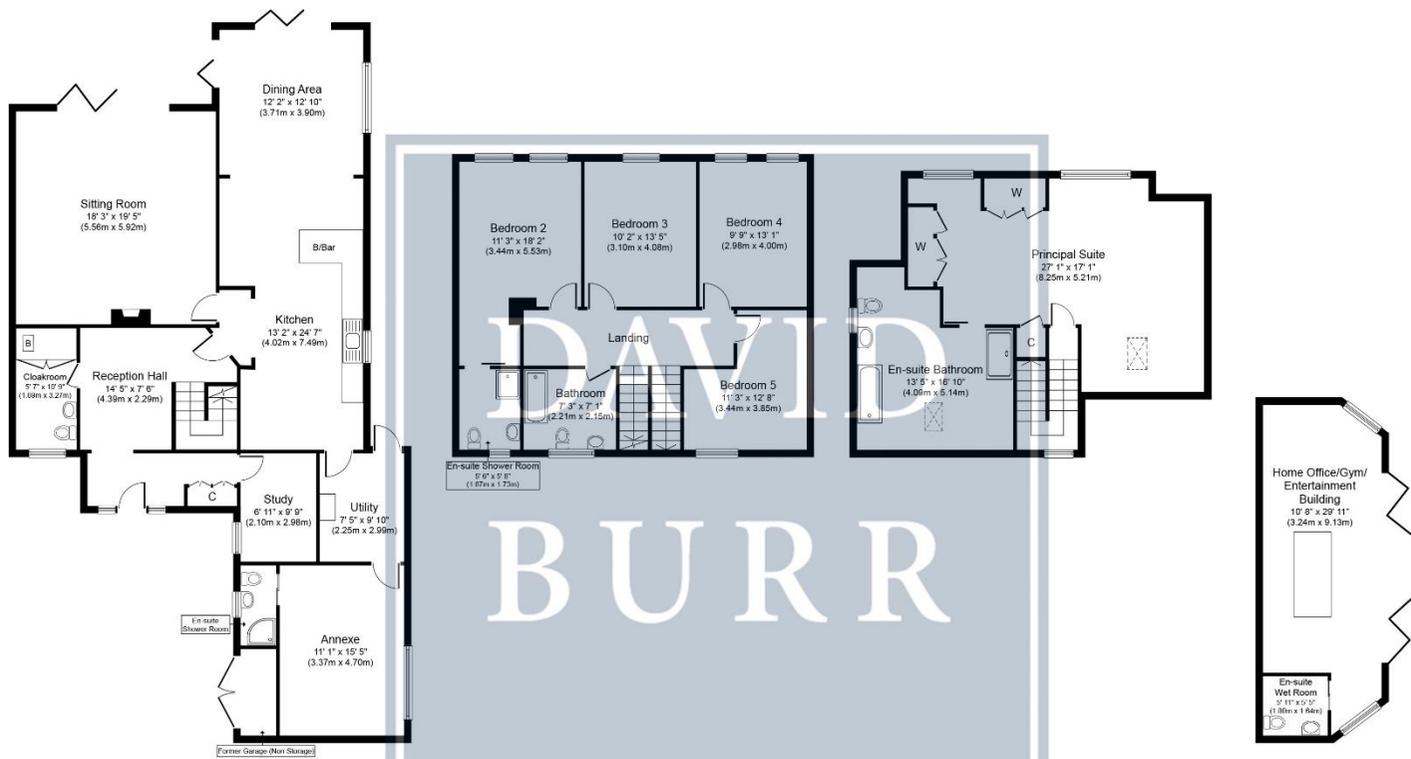
## Location

Greenstead Green is a delightful village surrounded by countryside with a farm shop/restaurant and post office. The nearby market town of Halstead is just 2 miles away and benefits from many amenities and services. Larger market towns to include Braintree, Colchester, Witham, and Kelvedon are between 7 and 13 miles from the village.

## Access

Halstead 2 miles	Braintree – Liverpool St 60 mins
Braintree 7 miles	Stansted approx. 30 mins
Colchester 13 miles	M25 J27 approx. 50 mins





**Ground Floor**  
**Approximate Floor Area**  
**1,528 sq. ft.**  
**(141.9 sq. m.)**

**First Floor**  
**Approximate Floor Area**  
**827 sq. ft.**  
**(76.8 sq. m.)**

**Second Floor**  
**Approximate Floor Area**  
**671 sq. ft.**  
**(62.3 sq.m.)**

**Outbuilding**  
**Approximate Floor Area**  
**311 sq. ft.**  
**(28.9 sq. m.)**

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 drainage.

Oil fired heating to radiators. EPC rating: D. Council tax band: F.

Broadband speed: up to 78 Mbps (Ofcom). Tenure: Freehold

Mobile coverage: O2, Three & Vodafone (Ofcom).

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.

DAVIDBURR.CO.UK

### Contact details

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