



BERRYFIELDS

Southey Green, Sible Hedingham, CO9 3RN

Offers in the Region of £1,150,000

DAVID
BURR



Berryfields, Southey Green, Sible Hedingham, CO9 3RN

Berryfields is a stunning architecturally designed, property of character, constructed in 1998. It enjoys superb proportions in a Georgian style, with floor to ceiling sash windows and wonderful symmetry throughout. The property is situated in a large landscaped garden with a pond and many mature trees. It enjoys a fabulous private and tranquil location along a quiet country lane surrounded by countryside.

A beautiful lead canopy with lattice work sides gives access to the six panelled part glazed front door which opens to the delightful reception hall which has a full height ceiling, centrally situated bi-directional staircase, minstrel's gallery and panelled doors to the principal reception rooms.

Occupying the full length of the house, the striking drawing room has perfect proportions with a high ceiling and a triple aspect facing North, East and South overlooking the grounds and the pond. It has floor to ceiling sash windows, an elegant marble fire surround with a slate hearth and brass fender and French doors opening to the rear terrace, making it ideal for entertaining.

The sitting room is situated on the opposite side of the reception hall and has a dual aspect with floor to ceiling sash window to the front elevation. There are detailed cornicing, skirting boards and ceiling roses throughout the ground floor reception rooms. The sitting room opens to the kitchen/dining/family room via French doors which is situated to the rear of the property. In addition, an attractive arch top door from the reception hall also opens through to the kitchen.

The kitchen/dining/family room forms the heart of the house and benefits from a triple aspect with wonderful views to the rear garden and French doors to the terrace, making it ideal for large scale entertaining. It is extensively fitted with a range of floor and wall mounted beech units with attractive granite tops and tiled splashbacks, along with glass display cabinets. There is a useful breakfast bar with cupboards and storage beneath, plumbing for a dishwasher, a Belfast sink and 'Stoves' cooker with an induction hob and concealed extractor hood above. There is attractive tiling to the floor with two central feature squares and at the rear of the room is a conservatory with a glass ceiling which floods the room with light.

The kitchen/dining/family room opens to a delightful courtyard garden with a seating area to the west of the house, and double doors lead out to a terrace, and the main garden to the south. Additionally, a utility/boot room, which is fitted with a range of useful storage cupboards and houses the Grant oil fired boiler and has a door to the rear terrace is accessed from the kitchen.

A four panelled door beyond opens to the cloakroom, which is fitted with a matching white suite with pedestal hand wash basin and a tiled floor.

The annexe to the house is approached via an attractive oak door with leaded glazed panel from the kitchen/breakfast room. The annexe kitchen/utility room is fitted with a range of floor and wall mounted units, a useful pantry/store cupboard and has a stainless steel sink and plumbing for a washing machine. An oak door accesses a spacious and appealing bedroom which has beams to the ceiling and oak windows with leaded panels giving views to the garden, with a separate entrance door making it ideal as ancillary accommodation. An oak ledge and board door opens to a refurbished shower room which has oak effect flooring, an oversized walk in shower cubicle, rectangular sink with vanity unit beneath and matching WC.

Stairs from the reception hall rise to a magnificent landing and to the minstrel's gallery linking the principal bedroom and third bedroom. The principal bedroom is a beautiful room and benefits from a triple aspect giving wonderful views over rolling countryside. It is fitted with a range of bespoke wardrobes and has French doors to the rear elevation opening to a wonderful balcony giving views to the grounds. A panelled door accesses a well appointed en-suite shower room which is tiled to dado height and has a large corner shower cubicle and matching suite with a pedestal wash hand basin and WC.

On the westerly side of the landing are two well proportioned bedrooms, both of which have a dual aspect overlooking the grounds and the courtyard garden. and countryside beyond. they are linked by a useful walk through wardrobe. The front bedroom links through to the principal bedroom via the minstrel's gallery, which makes it an ideal ante room or for families with small children. These bedrooms are served by a well appointed family bath/shower room which has a matching white suite with a shower over the bath and a glass screen, a pedestal wash hand basin and matching WC and there is a large linen cupboard housing the hot water cylinder.

Stairs rise from the landing to the second floor which provides an abundance of space with a particularly large bedroom spanning almost the whole width of the house. This has a dual aspect which benefits from wonderful far reaching views across the grounds and countryside and there is a large walk in wardrobe. The landing has an impressively large storage cupboard which could readily be turned into an ensuite if required.



Outside

Berryfields is approached via two gravel drives which provide extensive parking to the front of the property and also to the rear via a pair of gates. The property is beautifully situated within its grounds and to the front of the house are established herbaceous borders which provide a focal point on entry and these are flanked by gravel paths which give access to the rear and to the side.

To the west elevation is a beautiful walled courtyard which is designed in a parterre style with symmetrical boxed planting and trimmed yew trees, and this can be directly accessed from the kitchen/family room providing a wonderful evening seating area. To the sides of the walled courtyard is planting with roses and there is a beautiful wisteria to the wall.

The rear garden is an absolute delight and benefits from a southerly aspect enabling it to take advantage of the all day sunshine. Immediately to the rear of the house is a delightful terrace which can be accessed from the drawing room and the kitchen/dining/family room making it ideal for entertaining. It is bordered by a mellow dwarf red brick wall with steps rising to the remainder of the rear garden. There are large expanses of neatly manicured lawn with mature boundaries on all sides and there are a number of trees which provide focal points and these include oak, fir, ash and lime. Beyond the main lawn is a separate substantial grassed area with mature boundaries on all sides and accessed through a high mixed hedge, with potential for many uses.

The two garages to the southerly side of the property are accessed via the separate drive and are both fully equipped with power and light and provide useful secure storage, and are situated adjacent to a large double cart lodge which has useful boarded out loft space. To the north east side of the property is a delightful pond which has a Monet style bridge flanked by mature hedging and has a number of aquatic plants to include iris that provide interest and a focal point at various times of the year. Beyond the pond is a large barn which has boarded elevations and a corrugated iron roof and this could be useful for a variety of purposes subject to the necessary permissions.

The well presented accommodation comprises:

Drawing room and sitting room

Kitchen/dining/family room

Principle bedroom with balcony and ensuite

Three further bedrooms

Bathroom, cloakroom, and utility room

Annexe with kitchen/utility room, bedsitting room and ensuite

Double cartlodge

Two single garages

NO ONWARD CHAIN

Location

Southey Green is a hamlet near Sible Hedingham. Sible Hedingham is a popular and well served village offering a wide range of amenities including shops, post office, garages and schools, public house and the impressive Church of St Peters. The nearby market towns of Halstead and Sudbury provide for more extensive needs including rail connections to London Liverpool Street from Braintree 7 miles, Kelvedon 12 miles and Witham 15 miles. There are a range of excellent public and private schools within the locality.

Access

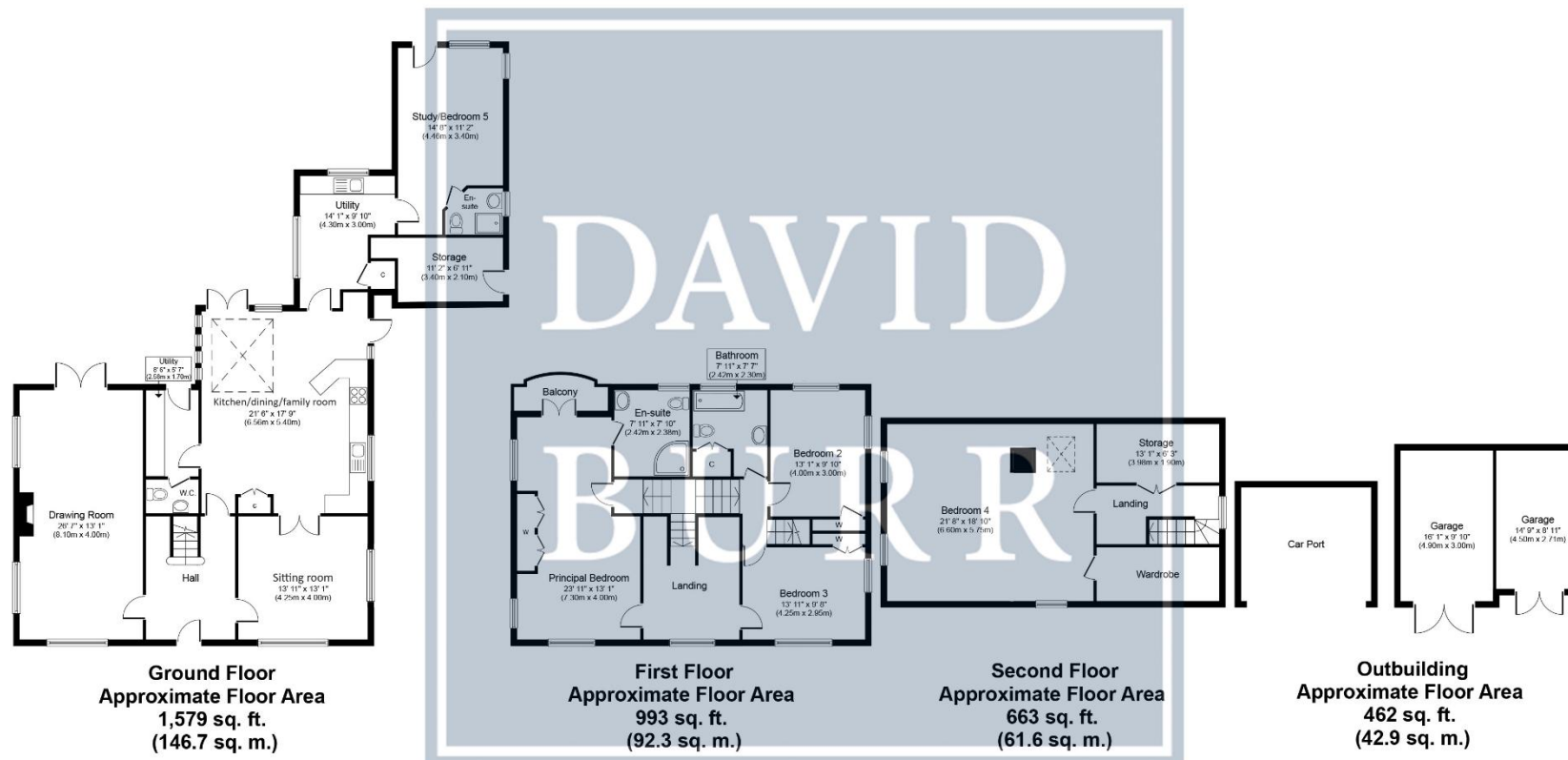
Halstead 4 miles Braintree – Liverpool St 60 mins

Braintree 7 miles Stansted approx. 30 mins

Sudbury 8 miles M25 J27 approx. 50 mins







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: Mains water, electricity and private drainage (septic tank).

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

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2 & Three - Limited (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.

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