



**WOOLSTONE HOUSE, 42 SUDBURY ROAD**

Halstead, Essex, CO9 2BL

Price £750,000

**DAVID  
BURR**







Woolstone House, 42 Sudbury Road, Halstead, Essex, CO9 2BL.

Woolstone House is a substantial detached property enjoying a favourable location on the North side of this popular market town and has been significantly and cleverly extended by the current owners to provide a house of considerable character and style which is well suited to modern day lifestyles. An attractive recessed porch with red and cream tiled floor with a black border accesses the original panel door with beautiful stained glass leading to the impressive entrance hall. This has high ceilings, deep skirting board, oak flooring and stairs rising to the first floor. The house is a clever blend of traditional Edwardian layout and semi open plan, with the original reception rooms on the south side of the building. There is a cosy sitting room with an attractive bay window to the front elevation which has an original carved fire surround and slate hearth. Adjacent to this is a delightful snug which has French doors set within a bay window to the side, an open fireplace with stone hearth and modern recess downlighters.

A square arch separates the extensive dining area from the kitchen/breakfast room and this has oak flooring and a dual aspect with handmade solid oak dresser. The kitchen/breakfast room is housed in the impressive extension and this part of the building has under floor heating throughout. This area is furnished with bespoke handmade kitchen units with walnut work surfaces and integral appliances that include a 'Bosch' dishwasher, fridge, space for a 1100mm range oven with an extractor hood above and an extensive island unit with an inbuilt microwave. A further range of units has a granite work surface with twin sinks and overlooks the rear garden via two sash windows.

The remainder of the ground floor comprises a well appointed cloakroom fitted in a contemporary style with a rectangular sink on a walnut plinth and backdrop and matching WC; a useful entrance lobby, which has seating with cupboards beneath and a door to the parking area; a practical utility room which has plumbing for a washing machine and space for a tumble dryer and a walnut worktop and fitted units above with space for twin fridge/freezers; a useful rear lobby which has French doors to the garden, a tiled floor and seating with storage beneath and extensive hanging space.

There is a games room situated in the cellar, and this provides the perfect space for younger members of a family to carry out various hobbies.

Stairs from the reception hall lead down to the games room which makes a perfect entertaining space further adding to the flexibility of the accommodation on offer. Stairs rise from the reception hall to an impressive landing which rises in the original part of the house and there is cupboard providing linen storage space.

The principal bedroom suite is situated to the rear of the property and has impressive bespoke fitted furniture that includes wardrobes and a bespoke headboard with bedside tables placed to suit a super king size bed. Beyond the bedroom there is a further dressing room with a range of built in wardrobes and glass topped built in drawers. This space could also be used as a studio and has a spiral stairs descending to the rear lobby at the back of the garage. There is a lavishly appointed tiled ensuite, which has a bath, walk in shower, his and hers sinks and a matching WC. There are three generous double bedrooms situated in the original part of the house which have attractive period features that include bay windows and fireplaces. The fifth bedroom situated to the front of the property which is currently used as an office by the present owners. These bedrooms are served by a fully tiled shower room which has a Velux window, large oversized walk in shower cubicle, rectangular sink on a wall hung vanity unit and a matching WC.

The property is approached via an extensive drive with a clipped laurel hedge to the front and the side, there is extensive parking and an area of lawn to the front with a paved path. There is a cobbled access to the integral double garage and an electric vehicle charging point. The rear garden is a true delight and has been professionally landscaped with an extensive York stone terrace to the rear of the property providing an ideal entertaining environment. The rear façade of the house is particularly attractive and a huge amount of attention to detail has gone into the extension with matching stone window surrounds, barge boards and attractive brickwork and cladding. A dwarf wall segregates the terrace from the remainder of the garden and steps rise to an extensive area of lawn which is flanked on both sides by well stocked herbaceous borders which have a variety of shrubs, evergreens and perennials that provide year round interest and colour. To the end of the garden is a purpose-built fruit cage and vegetable garden which has slate chip flooring and raised beds. A hedge with an opening screens large storage shed from the garden.



The immaculately presented accommodation comprises:

Sitting room	Snug
Dining area	Kitchen
WC	Utility
Principal bedroom	Studio/dressing room
Ensuite	Four further bedrooms
Shower room	Games/playroom
Double garage	Professionally landscaped garden

### Location

Halstead is a popular market town with a good range of facilities including shops, banks, post office, public houses, restaurants, schools and St Andrews church. The nearby towns of Sudbury 7 miles and Braintree 7 miles provide further facilities including mainline station from the latter. Witham 13 miles and Kelvedon 11 miles and Braintree all provide rail links to London Liverpool Street. The A120 gives fast access to the M11 and Stansted Airport.

### Access

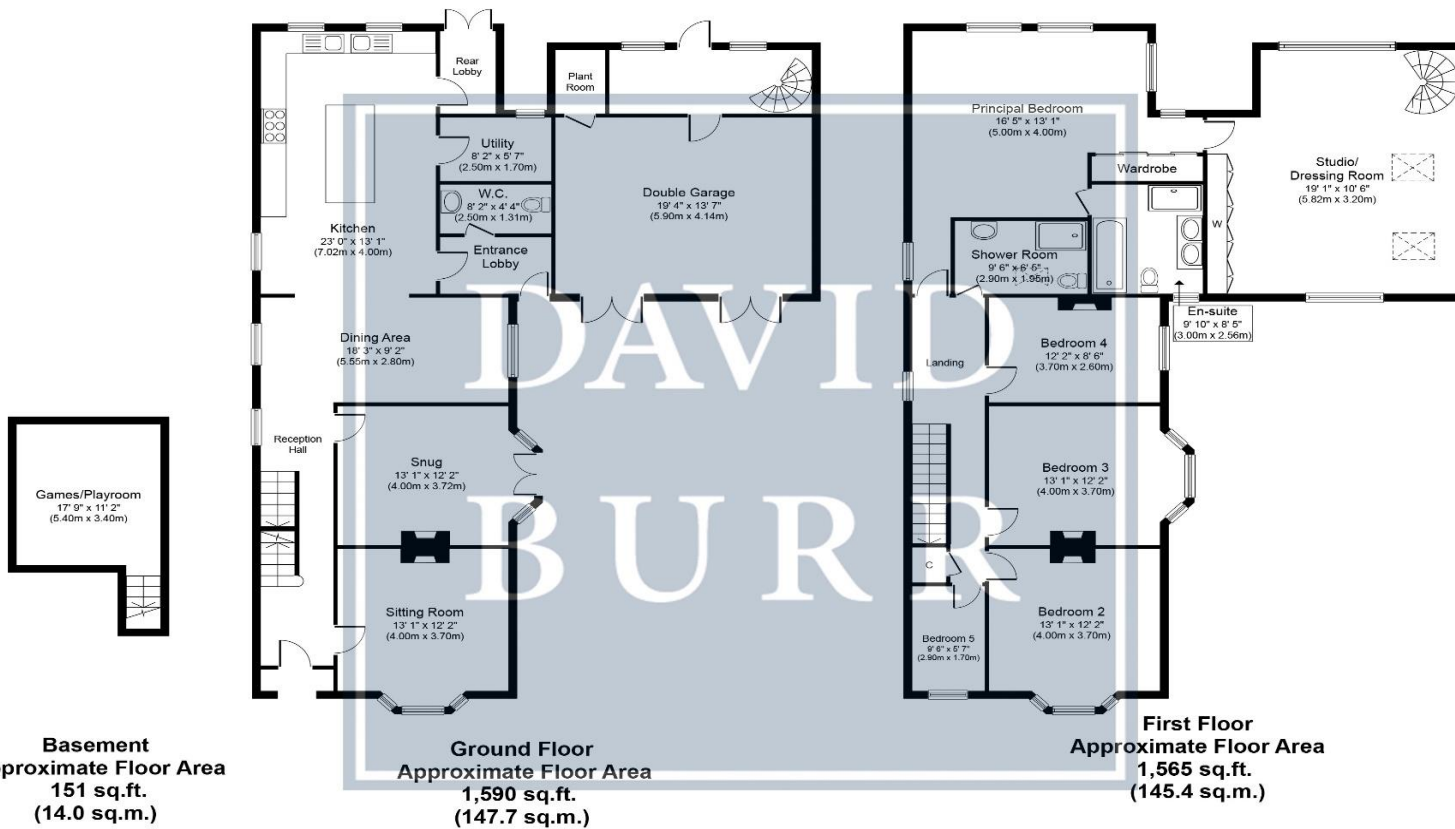
Sudbury 7 miles	Bury St Edmunds 25 miles
Braintree 7 miles	Braintree-Liverpool St- 60 mins
Colchester 10 miles	Stansted approx. 30 mins
Chelmsford 19 miles	M25 J27 approx. 50 mins











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: Main water, electricity and drainage.

Gas fired heating to radiators.

Tenure: Freehold EPC rating: D

Council tax band: E

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, 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

Long Melford (01787) 883144

Castle Hedingham (01787) 463404

Clare (01787) 277811

Leavenheath (01206) 263007

Woolpit (01359) 245245

Bury St Edmunds (01284) 725525

Newmarket (01638) 669035

London (020) 7390888

Linton & Villages (01440) 784 346

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