



ASHLEY

Wickham St. Paul, CO9 2PN

Offers in Excess of £450,000

DAVID
BURR



Ashley, Church Road, Wickham St. Paul, CO9 2PN

The visual appearance of Ashley belies a significantly enlarged four bedroom semi-detached house of approximately 1500sqft, occupying a semi rural position with exceptional ground floor accommodation, a secluded rear garden and lots of parking.

The flexible accommodation includes a highly impressive open plan kitchen/dining room across the rear, large living/sitting combined room, a separate boot room incorporating utility area, bedroom four or ground floor study and cloakroom. The property is set back from the road side thus features excellent parking and also enjoys a peaceful secluded rear garden backing onto private land with an outlook across grass to woodland.

Wickham St. Paul is a wonderful village with a lovely community atmosphere centred around the village green with cricket pitch and a very popular Victory Inn pub restaurant.

Entrance door opening to hallway. Stair flight rising to first floor level and tiled floor area, doors to cloakroom and the fourth bedroom or study which is of good size. Further door way from the hallway leading to the large living area. The Living room features a fireplace with surround hearth and log burner, bi folding timber and glazed doors providing access to the kitchen/dining room and bow window to the front.

The kitchen/dining room is comprehensively fitted with an excellent range of drawers and cupboards at floor and eye level in contrasting colours with granite tops and a large central island with contrasting granite counter top. There is a very impressive modern electric AGA, sink with mixer tap and hand held spray, French doors to rear garden and door to utility/boot room. This room also provides counter tops to three sides, drawers, cupboards and wall units, space for appliances, hob, oven and extractor hood, large cloak storage cupboards and door to the side.

To the first floor, the landing provides access to three bedrooms and bath/shower room. There are two double bedrooms, the principal bedroom facing rear and an additional third single bedroom or box room. The bathroom features a spar bath and independent shower cubicle.

Outside

To the front of the property there is a shared stone covered driveway providing access to the house and parking for several family sized vehicles. This continues along side the building to the garage. The garage features an automatic roller type entrance door, and rear services area with plumbing for white goods, water cylinders, pressure vessel and oil fired boiler. There is also a door to the rear garden.

The rear garden comprises of patio and step up to lawned area, enjoys a high degree of privacy and very pleasant views from the rear across private land. Sited within the garden is large timber octagonal garden pavillion and oil storage tank.

The well presented accommodation comprises:

Four bedrooms	Bath/shower room
Cloakroom	Bedroom four/study
Large living room	Impressive kitchen/dining room
Utility room/boot room	Secluded rear garden
Semi rural location	Garage and parking

Agents notes;

There are solar panels located on the roof of the extension and we understand these feed in to the electricity supply and are owned outright (subject to confirmation). The driveway is shared with the neighbouring house. We understand that the pavillion and AGA will remain subject to price paid for the property.

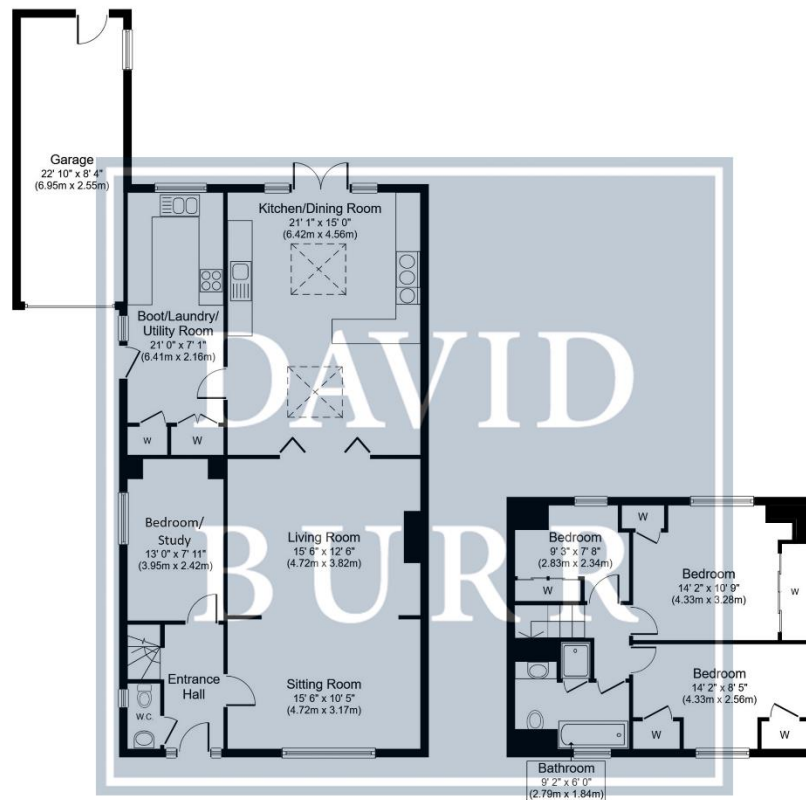
Location

Wickham St Paul is a most attractive village characterised by a variety of vernacular architecture surrounding the pretty village green. Local amenities include a pub, parish church, post office and farm shop/tea room. A variety of facilities are available at Halstead or the market town of Sudbury which lies just 3 miles to the North and offers many facilities which include a commuter rail link.

Access

Sudbury 4 miles	Colchester 15 miles
Halstead 5 miles	Braintree 9 miles
Sudbury – Liverpool St 60 mins	Stansted approx. 45 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

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

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: 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.

DAVIDBURR.CO.UK

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**DAVID
BURR**