



## **2 BARKERS MEADOW**

The Green, Wickham St Paul, CO9 2GW

**Guide price £699,500**

**DAVID  
BURR**



## 2 Barkers Meadow, The Green, Wickham St Paul, Halstead, Essex, CO9 2GW

2 Barkers Meadow is a stunning bespoke single-storey dwelling in an exclusive development of just four properties, set back from the village green in this particularly sought after and popular village situated on the Suffolk/Essex border. The property has been designed for a variety of modern lifestyles and has been constructed to the highest of standards with exceptional attention to detail throughout.

A glazed and panel door is flanked by a window, and this accesses the impressive reception hall which has oak doors to the bedrooms and reception rooms, stylish porcelain tiling and detailed architraves and skirting boards. The principal reception room is situated to the rear of the property and has a dual aspect overlooking the west facing rear garden. It is of a particularly generous size and can be directly accessed from the stunning kitchen/breakfast room.

The kitchen/breakfast room is superb and has bi-fold doors to the extensive west facing terrace which runs the entire width of the property. It is extensively fitted with a range of Avalon floor and wall mounted shaker units from the 'Haddington' collection in the colour 'Deep Lichen' which have attractive patterned Royal Green granite work surfaces with moulded edges, upstands and granite to the window reveals. There is a large central island unit which has a preparation sink, extensive storage and a wine cooler. Integral appliances include an eye level 'Hoover' oven, grill, full height fridge and freezer, an induction hob with an extractor hood above, and a stainless steel splashback. There are further glazed display units and a second one and a half bowl sink beneath the window. There is the same stylish porcelain tiling to the floors, and detailed architraves and skirting boards. An oak door from the kitchen accesses the beautifully appointed utility room which is fitted with the same units and worktops as the kitchen/breakfast room, and has plumbing for a washing machine and space for a tumble dryer, and further extensive storage. There is a glazed and panel door to the rear garden.

An oak door accesses the plant room and a further door from the utility room accesses a well appointed cloakroom which has floor tiles to match the utility room and kitchen, a low level WC, and a rectangular basin set within in a vanity unit providing storage.

The principal suite is situated to the front elevation of the property and is especially well proportioned, and has the same detailed architraves and skirting as the remainder of the house. An oak door accesses a lavishly appointed ensuite shower room which has an over sized fully tiled walk-in shower cubicle, vanity unit with a rectangular sink, storage beneath and a matching WC. The guest suite is situated to the rear of the property and is again generously proportioned with an oak door accessing an en-suite shower room which is fitted with the same units as the principal suite.

To the front elevation of the property is a third bedroom which has an oak door to a large ensuite bathroom which has a free-standing flute sided bath with mixer tap and shower attachment, a rectangular sink within a vanity unit and a matching WC. Situated to the front elevation of the property is a fourth bedroom which could be used as a useful and practical study or snug.

It would be fair to say that the quality of the fittings within the property are exceptional, and it provides extensive accommodation over one level of a practical and well thought out layout.

### Outside

The property is approached via a stone drive which accesses the detached garage which has an electric roller door, and is equipped with power and light and has a pedestrian door to the rear garden. To the front of the garage is extensive parking and adjacent to that is the rear terrace. To the front of the property are large areas of lawn which flank the path leading to the front door which is made from attractive granite cobbles with dark edging providing a focal point. The rear garden is a particularly attractive feature, and there is an extensive entertaining terrace accessed from the bi fold doors from the kitchen, which runs the width of the property. Beyond this are large expanses of lawn with detailed horizontal lattice fences to the side and round post fencing to the rear boundary.

The immaculately presented accommodation comprises:

|   |  |
|---|--|
| Superb detached bungalow                  | Fantastic village location               |
| Stunning kitchen with integral appliances | Spacious sitting room and seperate study |
| Three ensuite bedrooms                    | Large west facing garden                 |
| Extensive parking                         | Detached garage                          |
| Underfloor heating                        | NO ONWARD CHAIN                          |

### 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 |

### Agents notes:

We are advised that the property will be sold with a 6 year TMA Associates warranty.

The carpets to be installed will be Royal Prestige in the colour Beige.

The property benefits from underfloor heating throughout which is powered by an air source heat pump.

There is a water softener fitted in the utility room.

The drive is owned by plot 4 and the maintenance is shared equally between the four properties.





## Additional information

Services: Main water, electricity and drainage

Air source heat pump to radiators. EPC rating: TBC

Council tax band: TBC Tenure: Freehold

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE & Three (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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