



MAGPIES, CHURCH STREET

Great Maplestead, Halstead.

Guide Price £750,000

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Magpies, Church Street, Great Maplestead, Halstead, CO9 2RQ

Magpies is a substantial detached two storey dwelling enjoying a delightful setting within this highly regarded and well sought-after North Essex village.

The property affords accommodation of an exceptionally versatile and flexible nature which would readily suit more than one generation of the same family wishing to live together. Of note is the striking split level principal reception room which benefits from a delightful aspect to the rear garden with the countryside in the distance via large sliding patio doors. There is a wood burner mounted on a brick hearth providing a focal point and detailed balustrading and steps which segregate the sitting room from the extensive dining area which has exposed floorboards.

Immediately accessed from the dining room, the well-appointed kitchen/breakfast room features matching base and wall units, a combination of solid wood and granite work surfaces as well as dual wall mounted ovens, a five-ring gas hob and a large walk-in pantry. The adjacent utility room features matching base and wall units, composite work surfaces as well as a sink and space and plumbing for automatic appliances. Through a square arch from the breakfast area, the conservatory offers 180-degree views over the gardens and countryside beyond as well as a door to the rear terrace.

Through the double height inner hall, there is a secondary kitchen once the main kitchen when part of the property was annexed previously. This portion of the property could, depending on the needs of the new owners, be utilised as a self-contained two-bedroom annex. The kitchen features matching base and wall units, composite work surfaces, large freestanding electric cooker as well as space and plumbing for automatic appliances. From here can be reached a rear lobby/boot room as well as a spacious study/bedroom, with an En-suite. The room benefits from fitted wardrobes and access to the garden through sliding glass doors. There is a further bedroom on the ground floor with extensive built-in wardrobe space.

The first floor is truly stunning and accessed via the galleried and vaulted landing via which has stunning roof line views of the village. The principal suite is situated to the rear of the property and has a vaulted ceiling and fully glazed rear aspect with French doors leading to a Juliet balcony where there are simply stunning views across rolling open countryside. There is an electric roller blind to the French doors and the room benefits from a range of built-in oak wardrobes, sanded exposed floorboards and an especially well-proportioned and generous dressing room which also benefits from the delightful views. Adjacent to the dressing room is a highly appointed En-suite shower room which completes the principal suite. There is a further guest suite to the first floor which again has a vaulted ceiling and sky lights enabling the occupants to appreciate the views along with attractive exposed floorboards and door through to a large storage room which could readily convert to further accommodation if required with the necessary consent.

Magpies is an outstanding property that combines character and versatility making it a hugely practical proposition for a large family or for those who wish to entertain and have guests in large numbers.

Magpies is approached via a private shingle drive which leads to an extensive area of parking to the front of the house and gives access to the front door. There are two garden sheds, one with power connected as well as a summer house. There is a cart lodge in the garden currently used as open storage, but with potential to be used as parking.

Outside

The gardens at Magpies benefit from a South and Westerly aspect enabling them to take advantage of the all-day sun and immediately to the rear of the house accessed via sliding patio doors from the sitting room and French doors from the garden room is an entertaining terrace providing perfect family space flanked by a herbaceous border. Fitted in the summer of 2022 the current owners fitted an awning over the terrace, with an additional valance, remote closing as well as a wind sensor that automatically retracts the awning if necessary.



Beyond here are vast expanses of lawn interspersed with a variety of borders and trees and close to the house is an attractive herb garden with rosemary, mint and lavender and a quiet seating area. The remainder of the garden is segregated by large herbaceous borders which boast a variety of shrubs and plants to include mahonia, buddleia which provide points of interest. There are numerous specimen trees to include silver birch, walnut, and an especially attractive weeping miniature copper beech tree. To the bottom of the garden is an ornate pond flanked by an attractive seating area beyond which are further expanses of lawn, and a large summer house has been positioned to take advantage of the gardens. Further areas of interest are provided by clumps of iris adjacent to a small red wood tree and a vast array of spring bulbs.

The grounds of Magpies are an absolute delight and are ideally suited to a growing family providing a haven of peace and tranquillity with stunning countryside views.

In all about 0.75 of an acre (sts).

The immaculately presented accommodation comprises:

Entrance Hall	Sitting Room
Dining Area	Conservatory
Kitchen	Utility Room
Pantry	Inner Hall
Second Kitchen	Ground Floor Bathroom
Four Bedrooms	Three Ensuites
Boot Room	Dressing Room

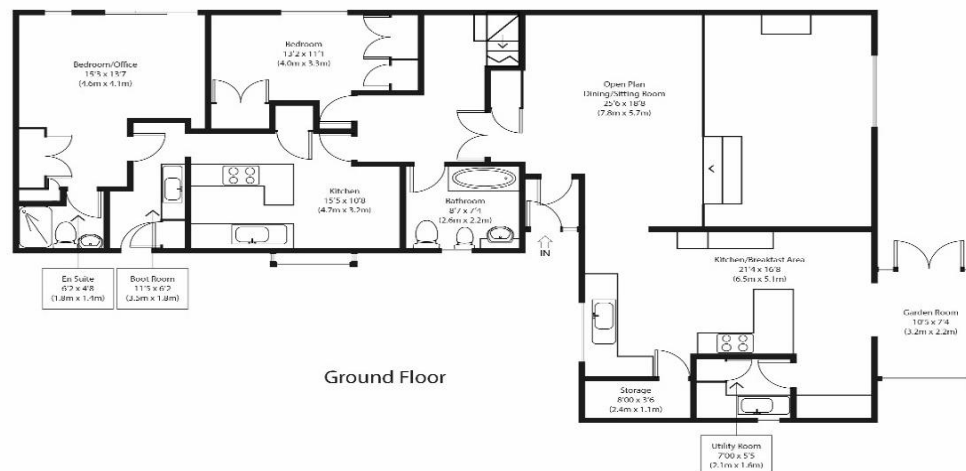
Agents note:
The heating is provided by an air source heat pump fitted in 2020 and regularly serviced. There are also solar and photovoltaic (PV) panels fitted, these panels are included within the sale of the property and generate a regular income. Further details on the solar and PV panels as well as the air source heat pump will be made available as part of the conveyancing process.

Access	
Halstead 3 miles	Braintree – Liverpool St 60 mins
Braintree 7 miles	Stansted approx. 30 mins
Sudbury 7 miles	M25 J27 approx. 50 mins

Location
Great Maplestead, which in the past has been awarded Best Kept Village in Essex, is undeniably attractive and thriving village with a good community feel and local amenities include a highly regarded primary school. The nearby market towns of Halstead, Sudbury and Braintree provide further amenities and services to include a mainline service to London Liverpool Street from the latter.







Approximate Gross Internal Area
2560 sq ft (238 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan is a fair and complete representation, you or your advisers should conduct a careful, independent investigation of the property in respect of metemeter valuations. copyright: www.davidburr.co.uk

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Additional information

Services: Main water, electricity, and private drainage.

Heating to radiators provided by an air source heat pump.

Tenure: Freehold EPC rating: D. Council Tax Band: E.

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three and Vodafone, outside only (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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