



## **1 BARKERS MEADOW**

The Green, Wickham St Paul, CO9 2GW

**Guide price £925,000**

**DAVID  
BURR**





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

1 Barkers Meadow is a substantial detached family home, and just one of four in this select and prestigious development set back from the green in a particularly popular and sought after village. The property has attractive brick facades and a pitch tiled roof with a protected over hang to the attractive and decoratively glazed front door which is flanked by two windows. The reception hall is particularly impressive with a stunning solid oak open tread staircase with a bullnose step, and decorative spindles and balustrades rising to the galleried landing. There is appealing porcelain tiling, and a pair of oak doors to a useful storage cupboard.

The principal reception room is situated to the rear of the property and has a dual aspect and overlooks the private enclosed rear garden. There is a useful study to the front elevation overlooking the garden which has oak doors to a practical storage cupboard. A further oak door accesses the beautifully appointed cloakroom which has a porcelain tiled floor, basin set within a vanity unit, and a matching WC.

The heart of the house is formed by a truly magnificent semi open plan kitchen/breakfast/family room which has bi-fold doors to the rear terrace making it ideal for large scale family entertaining. It is extensively fitted with a range of Avalon floor and wall mounted shaker style units from the ‘Haddington collection’ in the colour ‘Storm Grey’ which have attractive Irini Quartz surfaces with bevelled edges, and there is a substantial central island unit which has a breakfast bar on one side, extensive storage on the other, and a wine cooler. Integral appliances include a ‘Hoover’ eye level oven and grill, full height fridge/freezer, ‘Bosch’ dishwasher, an induction hob with an extractor hood above and a stainless stell splash back. The kitchen units have floor level lighting and there is an appealing separate unit which has glass display cabinets and shelving. There is attractive porcelain tiling throughout this room, with a view to the front and the bi-fold doors to the rear.

A panelled oak door leads to a beautifully appointed utility room which is fitted with the same units and granite work surfaces, with space for a tumble dryer and plumbing for a washing machine, porcelain tiling and a glazed and panel door to the side. A further door leads to the plant room and another to the beautifully appointed downstairs cloakroom which has a vanity unit with a rectangular sink with storage beneath, and a matching WC.

The beautiful oak staircase rises to an impressive galleried landing which has a window to the front elevation and a linen cupboard. The principal suite is situated to the rear of the property and overlooks the garden, and is of an impressive size with an oak door leading to a beautifully appointed and particularly spacious en-suite shower room which has a fully tiled shower enclosure, vanity unit with a rectangular sink, and extensive storage and a matching WC. The suite is further enhanced with two large built-in wardrobes.

There are three further generously appointed double bedrooms, two to the front elevation and one to the rear, all of which have beautifully appointed en-suite shower/bathrooms with the room situated on the front elevation and having a bath.

## Outside

The property is approached via a drive which provides extensive parking and in turn leads to the detached double garage which is equipped with an electric roller door, power and light, and a pedestrian door to the side giving access to the parking area. There is an attractive path with granite sets and dark edging which accesses the front door, and this is flanked by large expanses of lawn on either side, with rear access on both sides of the property.

The rear garden benefits from a westerly aspect and there is an extensive terrace immediately to the rear of the kitchen/breakfast room which is accessed via the bi-fold doors. Beyond this are large expanses of lawn with evergreen hedging to the rear and close board fencing to the sides to provide privacy.

The immaculately presented accommodation comprises:

Stunning bespoke new build house	Superb village setting
Impressive solid oak staircase	Beautiful bespoje kitchen/breakfast room
Three reception rooms	Four double ensuite bedrooms
West facing garden	Detached double 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

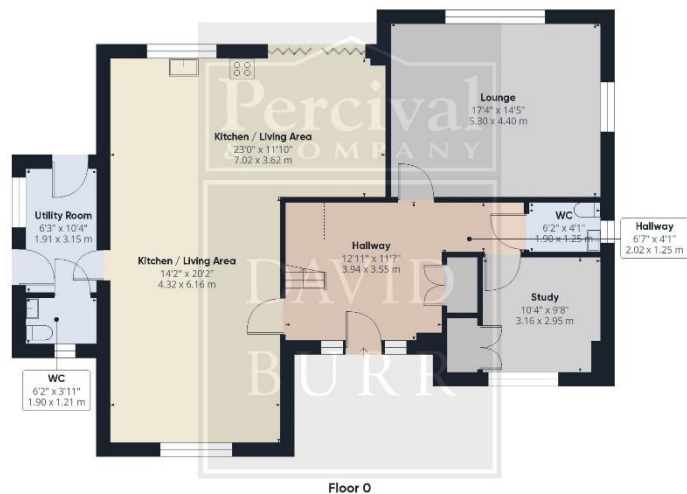
Sudbury 4 miles	Colchester 15 miles
Halstead 5 miles	Braintree 9 miles
Sudbury – Liverpool St 60 mins	Stansted approx. 45 mins

## Agents notes:

The property has a 6 year TMA associates warranty.  
Carpets to be installed will be Royal Prestige in the colour Nimbus.  
The property benefits from underfloor heating and radiators which are 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.







**Approximate total area<sup>®</sup>**

2281.32 ft<sup>2</sup>  
211.94 m<sup>2</sup>

**Reduced headroom**

214.2 ft<sup>2</sup>  
1.85 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Additional information

Services: Main water, electricity and drainage

Air source heat pump to radiators. EPC rating: B

Council tax band: TBC Tenure: Freehold

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: O2 & 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

Castle Hedingham (01787) 463404

Long Melford (01787) 883144

Clare (01787) 277811

Leavenheath (01206) 263007

Bury St Edmunds (01284) 725525

Woolpit (01359) 245245

Newmarket (01638) 669035

London (020) 7390888

Linton & Villages (01440) 784346



NOTICE. Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

**DAVID  
BURR**