



## MALLOWS COTTAGE

Gainsford End, Toppesfield, CO9 4EH

**Guide price £875,000**

DAVID  
BURR







Mallows Cottage, Mallows Lane, Gainsford End, Toppesfield, Essex, CO9 4EH

Mallows Cottage is an attractive and substantial detached family home enjoying a superb location along a country lane with wonderful views over open farmland to the rear. The property was constructed approximately 14 years ago to a particularly high specification and has underfloor heating throughout the ground floor, and has attractive features throughout such as oak doors, moulded skirting boards, ceiling cornices, and bi-folding and French doors to the rear garden.

An attractive oak porch with a glazed door accesses the reception hall which is a particularly spacious area and has oak flooring throughout, views to the front via two windows and an impressive staircase rising to the first floor with a useful storage cupboard beneath. There is also a lavishly appointed cloakroom which is tiled to dado height with a tiled floor, a rectangular sink and matching WC. The sitting room is particularly impressive and of a generous size with French doors to a south facing terrace with the garden beyond and stunning views. There is an appealing feature red brick fireplace with an oak mantle and a brick hearth which would readily accept a wood burning stove. There is a useful study to the front elevation which has an attractive bay window with views to the front garden.

There is a beautiful garden room to the rear elevation of the property which has a part vaulted ceiling and is fully glazed on both aspects taking advantage of the wonderful views, and has French doors to an extensive sandstone terrace which can be accessed from both here and the kitchen breakfast room. There is a square arch through to the dining area and both these rooms have appealing tiled flooring which runs right the way through to the kitchen breakfast and utility room. The kitchen breakfast room is extensively fitted with a range of floor and wall mounted shaker style units with granite worktops and upstands, a one and a half bowl sink and integral appliances to include a Bosh dishwasher and a Range Master cooker, with hood above. There is a large island unit and there are bi-folding doors to the rear terrace and garden.

A door leads through to an extensively fitted utility room which has matching units to the kitchen, a tiled floor, a one and a half bowl sink, fitted water softener and a range of storage cupboards with plumbing for an American style fridge freezer and a door to the side garden.

The first floor is equally impressive with a lovely galleried landing which has stairs rising to the second floor, a linen cupboard and views to the lane and beyond. The principal bedroom is situated to the rear of the property and benefits from a dual aspect with wonderful views over open farmland. There is a spacious dressing room adjacent to which is a beautifully appointed ensuite shower room with a tiled floor and tiling to dado height, a large walk in oversized shower cubicle, pedestal hand wash basin and matching WC and further storage shelves. There are three further bedrooms on this floor, one to the front elevation and two to the rear with the bedroom to the front elevation having fitted wardrobes and the two to the rear having wonderful views over open farmland. These are all served by a beautifully appointed family bath/shower room which has a free standing rectangular ended bath, a matching white three piece suite to include wash hand basin, bidet and WC and a large walk in shower cubicle.

The second floor is accessed via a further staircase with a Velux window to the landing and is currently insulated, plaster boarded and provides hobby or storage space, but these rooms could readily be converted to further living space with the addition of Velux windows or a dormer window subject to the necessary planning consents.

The property is approached via an attractive resin bonded drive which provides an extensive area of parking and in turn leads to the detached double garage which is equipped with two electric roller doors, electric vehicle charging and power and light. There is an attractive picket fence to the front abutting the lane with large areas of lawn and raised planting. An appealing sandstone path leads to the front door and side gate with access down both sides of the property to the rear.

The rear garden is an absolute delight and benefits from a south facing aspect enabling the occupants to take advantage of the all day sun. There is an extensive sandstone terrace immediately to the rear of the property which can be accessed from the garden room, sitting room and kitchen breakfast room making it ideal for large scale family entertaining. Beyond this are large areas of lawn segregated by attractive curved gravel paths and a number of raised beds and planters. The focal points are provided by a cherry and an apple tree and there is an outside covered entertaining area which is equipped with power and light behind which is a useful storage shed. To the westerly elevation is a good sized greenhouse and raised bed and on the easterly elevation is an attractive pergola with an evergreen honey suckle.

In all about 0.26 of an acre (sts).

The well presented accommodation comprises:

Superb individual detached family home	Principal suite and three further bedrooms
Wonderful rural location	Lovely south facing garden
Four reception rooms	Stunning views
Stunning kitchen/dining/family room	Detached double garage
Separate study	EV charging point

NO ONWARD CHAIN

Location

The peaceful village of Toppesfield has a public house, primary school, shop, post office and church. The nearby market towns of Halstead and Braintree provide for more extensive needs, including a mainline station to London Liverpool Street from the latter as does Witham (15 miles) and Saffron Walden which is a very pretty town providing good shopping and services.

Access

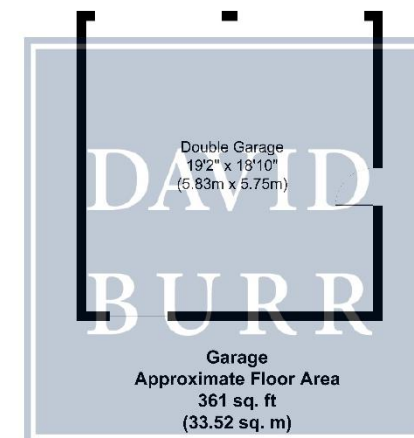
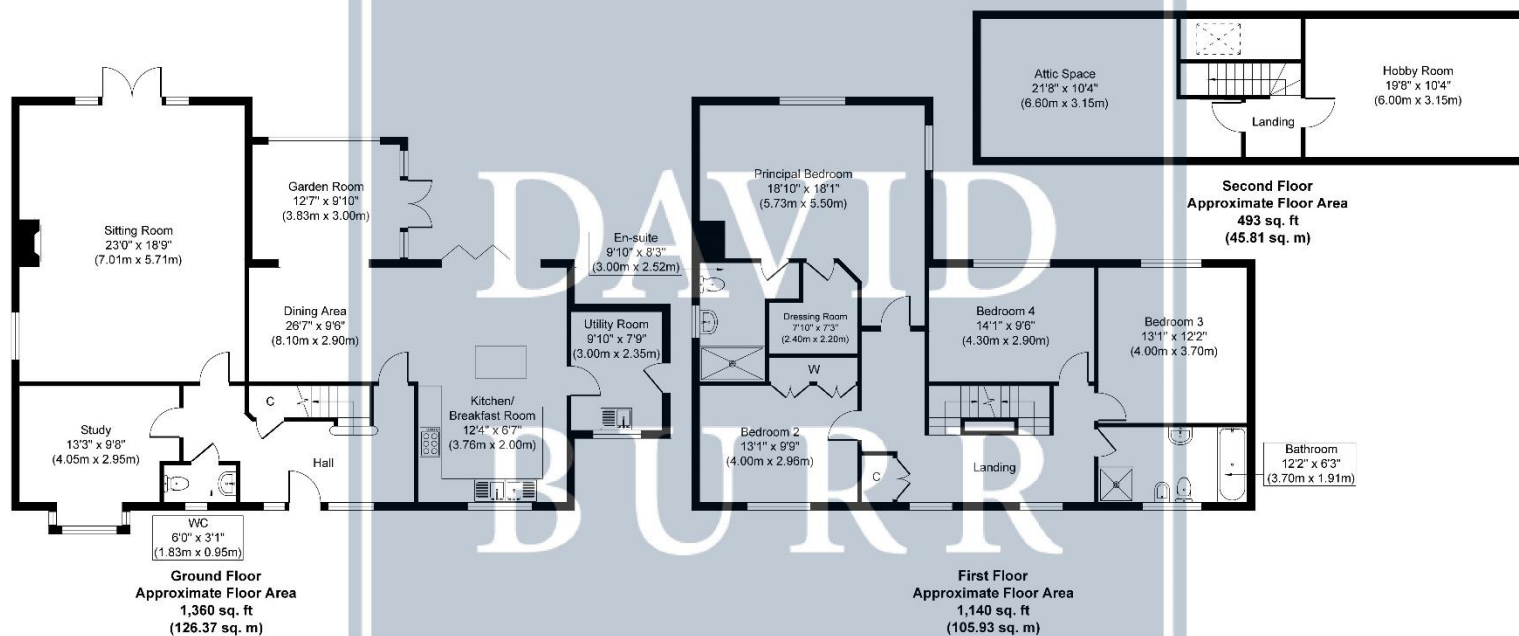
Halstead 8 miles	Audley End – Liverpool St 60 mins
Braintree 12 miles	Stansted approx 30 mins
Saffron Walden 12 miles	M25 J27 approx 50 mins











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 private drainage (Klargester)

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

Tenure: Freehold

Broadband speed: up to 1800 Mbps (Ofcom).

Mobile coverage: O2 & 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](http://DAVIDBURR.CO.UK)

## Contact details

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