

DAVID  
BURR



## 2 FIGEONS COTTAGE, DYNES HALL ROAD, GREAT MAPLESTEAD, CO9 2QW

A charming estate cottage built in 1921 by the Courtauld family, having been completely refurbished, and now offering characterful accommodation with modern convenience. Large garden with wonderful views and ample parking.

£1,495 pcm

2 Figeons Cottage, Dynes Hall Road, Great Maplestead, Halstead, Essex, CO9 2QW

A charming estate cottage, originally constructed in 1921 by the Courtauld family, situated on the edge of a private estate, and has been fully refurbished to provide spacious accommodation with modern finishes and characterful features.

An entrance hall with oak effect flooring, has two doors from it, one leading to the spacious sitting room. This room has a dual aspect, with French doors leading to an entertaining terrace, a brick feature fireplace, which is flanked by low level bookcases and oak effect flooring, and a second door accesses the inner lobby. The kitchen/breakfast room forms the heart of the home and is extensively fitted with a range of floor and wall mounted units, granite effect work tops, integral appliances to include a fridge, freezer, oven, grill, hob and extractor above. There is an attractive feature fireplace, oak effect flooring, and views to the front and rear garden.

Beyond here is a useful rear lobby with a door to the garden, a large storage cupboard, and a utility/cloakroom fitted with a WC and wash basin.

The first floor is equally charming, with three well-proportioned bedrooms, all of which have their original cast iron fireplaces and lovely views over private parkland. They are served by a fully tiled family bathroom, fitted with a 'P' shaped bath with shower above, pedestal wash hand basin and matching WC.

The property is approached via a path to the front door, which is flanked by lawn, with mature hedge to the front, and evergreen shrubs by the door. Adjacent to this is a large gravel parking area abutted by attractive picket fence and hedge. The rear garden had wonderful views over rolling countryside, large expanses of lawn, a sandstone terrace and post and rail fencing to the boundary.

The well presented accommodation comprises:

Impressive kitchen/breakfast room

Sitting room with French doors

Three bedrooms

Bath and utility/cloakroom

Large garden overlooking fields

Ample parking

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.

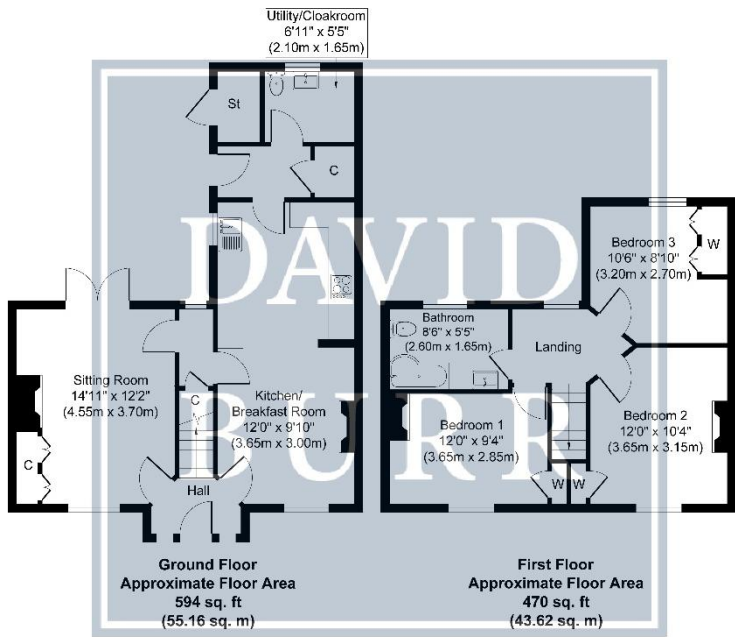
Access

Sudbury 7 miles M25 J27 approx 50 minutes

Halstead 3 miles Colchester 17 miles

Braintree 7 miles Stansted approx 30 minute

TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.



Viewing strictly by appointment with David Burr.

Castle Hedingham	01787 463404
Castle Hedingham	(01787) 463404
Clare	(01787) 277811
Leavenheath	(01206) 263007
Long Melford	(01787) 883144
Woolpit	(01359) 245245
Bury St Edmunds	(01284) 725525
London	(020) 78390888
Linton & Villages	(01440) 784 346

Additional information

Services: Main water, electricity and private drainage  
Oil fired heating to radiators. EPC rating: E Council tax band: B  
Broadband speed: up to 1000 Mbps (Ofcom).  
Mobile coverage: EE, Three, O2 and Vodafone (Ofcom).  
None of the services have been tested by the agent.  
Local authority: Braintree District Council (01376) 552 525.  
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