



## THE STUDIO

Cock Road, Little Maplestead, CO9 2SH

**Offers in the Region of £425,000**

DAVID  
BURR







## The Studio, Cock Road, Little Maplestead, Essex, CO9 2SH

The Studio is a charming cottage which was converted from a former farm building with a later addition to the westerly elevation and provides characterful and versatile accommodation arranged over two floors. A leaded glazed door flanked by full height windows accesses a useful entrance lobby which has a decorative tiled floor and provides extensive space for coats and boots. Beyond this a pair of arched top French windows accessing the entrance hall which has open tread stairs rising to the split level landing and a useful understairs storage cupboard. Glazed French doors access the principal reception room which benefits from a dual aspect and has French doors with stained glass flanked by full height windows which open to the entertainment terrace which benefits from a southerly aspect, and a wood burner on a tiled hearth provides a focal point. The kitchen breakfast room forms the heart of the house and is accessed from the reception hall via glazed French doors and features an extensive range of floor and wall mounted units. Integral appliances include a Hisense oven/grill with hob above and an extractor hood, washing machine, one and a half bowl sink, extensively tiled splashbacks, a window to the rear elevation, and tile effect flooring with homemade bespoke pine bookshelves. A leaded door accesses the covered entertaining terrace to the front.

The first floor is equally charming and the stairs rise from the split level galleried landing which has a window to the rear and accesses all the bedrooms. The principal bedroom is situated to the front elevation of the property and overlooks the garden, and has exposed framework to the walls, and a part vaulted ceiling. There are two further bedrooms to the front elevation, one of which has an extensive range of bespoke handmade wardrobes, and the fourth bedroom is situated to the rear with exposed framework to the walls and a window to the west elevation. The bedrooms are served by a particularly spacious family bath/shower room which has black and white tiling to the floor, tiling to dado height and has a large oval ended bath with shower above, pedestal wash hand basin and matching WC, and a door to the linen cupboard.

### Outside

The property is approached via a five bar gate flanked by brick piers and rendered low level walls. There is a large gravelled drive which in turn accesses the detached outbuilding and garage and provides extensive parking, there are large expanses of lawn which have attractive fruit trees to either side of the gate and evergreen edge on the other side. Beyond the drive are expanses of lawn with evergreen shrubs, and an apple tree which provides a focal point beyond which are further expanses of lawn. The garden is predominantly situated to the front of the cottage and benefits from a southerly aspect allowing the occupants to take advantage of the afternoon and the evening sunshine.

Immediately to the front of the house is a perfect covered entertaining area which comprises a polycarbonate roof supported on attractive mellow red brick peers beyond which is a dwarf red brick wall separating the covered entertaining area from the garden. There are French doors to the sitting room and the door from the kitchen breakfast room making this a perfect alfresco entertaining area. To the west of the terraced area are attractive raised brick planters which have a variety of herbs and shrubs which provide a focal point, beyond which is access to the substantial outbuilding. Rear access to the property is provided via a pedestrian gate between the outbuilding and the cottage.

The substantial outbuilding is particularly useful and could be used for a variety of purposes subject to any necessary planning consents but is currently used as a studio, pottery workshop and garage.

The well presented accommodation comprises:

Delightful unlisted period property	Four bedrooms
Superb village setting	Substantial detached outbuilding
Characterful accommodation	Private south facing garden
Spacious sitting room with log burner	Ample parking
Large kitchen/breakfast room	

### Location

Little Maplestead is a rural village surrounded by countryside with its famous St John the Baptist round church, one of only four in the country. 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.

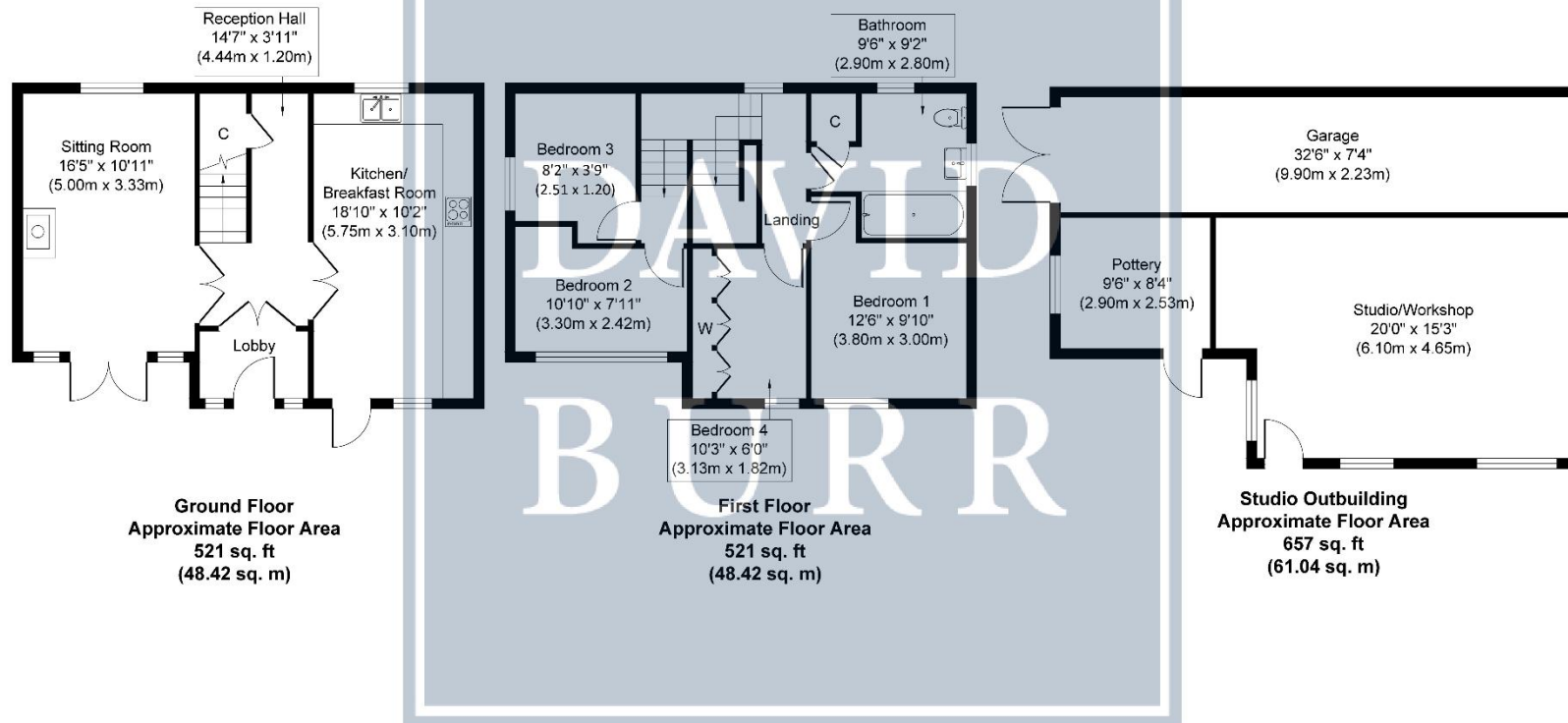
### Access

Sudbury 7 miles	M25 J27 approx 50 minutes
Halstead 2 miles	Colchester 17 miles
Braintree 7 miles	Stansted approx 30 minutes









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 shared private drainage

Oil fired heating to radiators. EPC rating: D Council tax band: E

Tenure: Freehold

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, 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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