



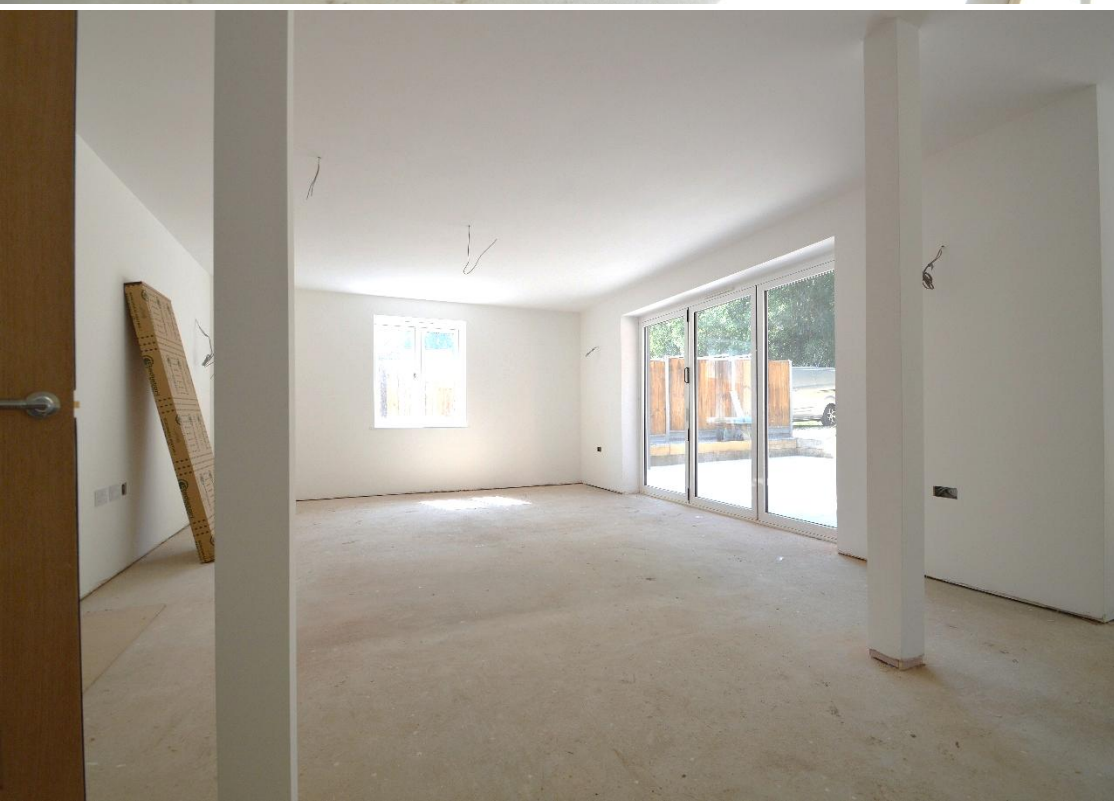
## LONGWOOD HOUSE

Hedingham Road, Gosfield, CO9 1PJ

Guide price £800,000 to £825,000

DAVID  
BURR





Longwood House, Hedingham Road, Gosfield, Halstead, Essex, CO9 1PJ

BRAND NEW HOME. Longwood house is an exceptional six bedroom detached dwelling providing a substantial 3200sqft (approx.) of highly flexible and aspirational living accommodation, arranged over three levels, and embellished with some lovely brick detailing, contrasting brick and lap board clad elevations and steep pitched roofs in harmony with the Victorian cottages located close by.

The showpiece of this superlative home is a stunning open plan kitchen/dining/living room across the rear of the house, overlooking the secluded rear garden, closely followed by a wonderful principal bedroom suite with impressive vaulted ceiling. To personalise the experience of buying Longwood House, the developer is able to offer significant scope to customise the fittings within the property, subject to detailed discussion.

The property occupies a south westerly facing plot of approximately 0.2 of an acre, on the periphery of the village, and benefits immensely from its very convenient location being ideally positioned for access to Gosfield independent school, Gosfield primary school, golf course, major urban centres including; Braintree, Halstead and Sudbury, and important roads including the A120.

The entrance porch precedes a spacious entrance hall, which provides access via wonderful contemporary oak doors to the principal rooms, and stair case ascending to the first floor level.

The sitting room enjoys a dual aspect for excellent light flow, and a substantial fireplace in brick with surround and breast. The open plan kitchen and living area is a wonderful, light filled room of exceptional proportions with a walk-in larder, allowing for the integration of family life, and also the ability to embrace the garden through a three panel and five panel bi-fold doors. The cloakroom and utility/boot room complete the ground floor accommodation.

The first floor landing, another outstanding feature of the house, allows access via oak doors to two bedrooms which are located to the front, eastern side of the house, the family bathroom, the guest bedroom suite with en-suite and the principal bedroom suite, both of which are located to the rear, south western side of the building. The principal suite incorporates an impressive vaulted ceiling, with two skylight windows for excellent light transition.

The second floor commences with a superb landing which is light filled via a substantial pyramidal roof lantern, this space being ideal for home office or playroom use. From the landing oak doors provide access to three further bedrooms and supporting bathroom.

Externally, to the right hand side of the building is located a garage/workshop with pitched roof and matching lap board clad elevations, thence access to the rear garden which is bounded across the rear by woodland and enjoys significant privacy. Immediately spanning the rear of the house is a delightful patio retained by low sleeper walls. Dual side access and not insubstantial tree house.

The well presented accommodation comprises:

Six bedrooms including principal bedroom suite and guest bedroom suite

Wonderful home-office attic landing

Two independent bathrooms

Dual aspect sitting room with fireplace

## Utility/boot room and cloakroom

## Stunning kitchen/dining/living room

## Garage/workshop

South westerly facing plot approx. 0.20 of an acre

## Flush casement windows, including part triple glazing

## Under floor and radiator heating via air source heat pump

## ICW build warranty

## Location

Gosfield is a popular village with a wide range of local amenities including shops, post office, church, public houses, golf course with water skiing lake and three well regarded schools. The nearby towns of Halstead and Braintree provide more extensive facilities. Mainline rail services are available at Braintree, Witham 13 miles and Kelvedon 13 miles.

## Access

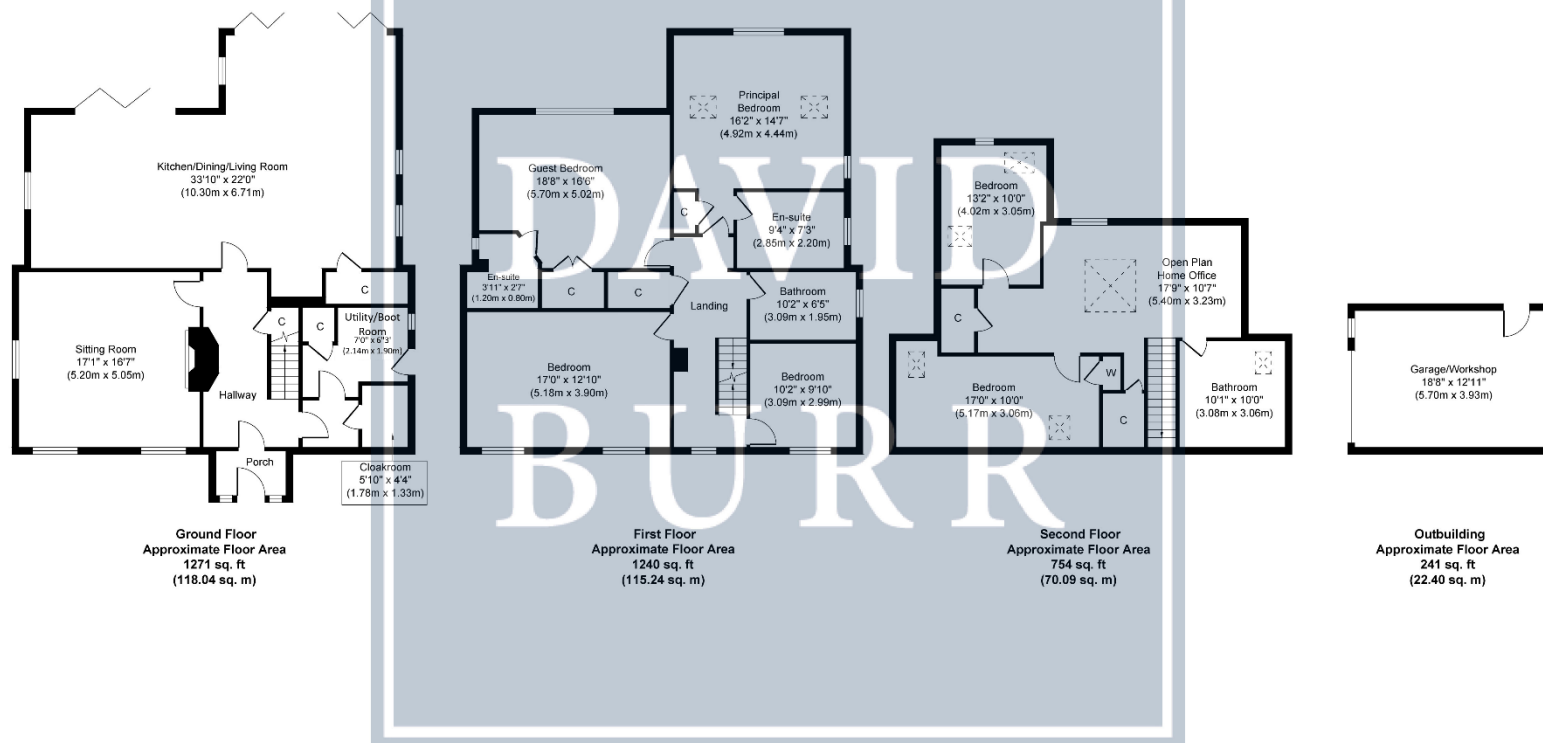
Halstead 3 miles      Witham-Liverpool St 50 mins

Braintree 5 miles Stansted approx. 30 mins

Colchester 17 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

Air source heat pump to underfloor system and first and second floor

radiators. EPC rating: TBC Council tax band: TBC Tenure: Freehold

Broadband speed: up to 1800 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

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



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**DAVID  
BURR**

# Longwood specification sheet

## **Flooring:** Samples will be on site.

Ground floor, all areas except the kitchen will be LVT. Sitting room will be carpeted.

First floor, all bedrooms and landings will be carpet, all bath/shower rooms will be LVT.

Second floor, landing is LVT (already laid), two bedrooms carpeted, and bathroom will be LVT.

All staircases to be carpeted.

## **Windows:**

Ground floor, sitting room is triple glazed to the front elevation.

First floor, bedrooms to front elevation are triple glazed.

All remaining widows are double glazed.

## **Kitchen:**

The kitchen is supplied by Benchmark, and the price includes the current plan and layout with the designated appliances. There is scope for change, but any increase in cost would be borne by the purchaser.

## **Bath/shower rooms:**

All will have vanity units and enclosed WC. All showers will have wall board not tiles.

## **Fireplace:**

The hearth finish is to be agreed with the purchaser and will be installed. It will accept a log burner, this is not included.

## **Boundaries:**

All fencing, hedging is owned by the house.

## **Driveway:**

The entrance will be block paved from the left of the porch across to the right hand side of the house and down to the road. The remaining areas to the left and right of the paving will be stoned.

## **Rear garden:**

This will be turfed, up to 1 metre from the boundaries, this strip will have bark chipping and weed membrane, in case a purchaser may wish to plant a hedge, shrubs etc. There is a shed base down.

1-There is an EV charge point to the front left of the house by the garage.

2-There are two double power sockets outside at the rear and side of the house.

3-There is outside lighting.

4-There is an outside tap to the right hand side of the house.