



HAMILTON HOUSE

The Street, Shalford, Braintree, Essex, CM7 5HH

Guide price £950,000

DAVID
BURR



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Hamilton House is a substantial bespoke detached family home constructed approximately ten years ago on a bespoke development of just two houses and offers lavishly appointed and exceptionally versatile family accommodation and enjoys an exceptionally pleasant location within the centre of this popular and sought after village. Useful features include PV panels and underfloor heating to the ground floor.

A glazed and panelled front door opens to a particularly impressive reception hall which has bi-directional stairs rising to an impressive galleried landing, two practical storage cupboards beneath, doors leading to the principal reception rooms and one to a well-appointed cloakroom which has a tiled floor, rectangular sink with vanity unit beneath and matching WC. The principal reception room is situated on the south easterly elevation of the property and is a beautifully proportioned room with an appealing bay window to the front elevation giving views to the street and French doors flanked by windows to the rear accessing the entertaining terrace. There is a particularly impressive red brick fireplace with arched brick lintel and granite hearth with an inset wood burning stove which provides a focal point. There is a useful family room or snug which is situated to the front elevation of the property which provides informal entertaining space adjacent to which is a purpose built study/office adding further versatility.

The kitchen/breakfast/family room is situated to the rear of the property and accessed from both the principal reception room and the reception hall and is a stunning space which forms the heart of the home and is extensively fitted with a range of floor and wall mounted shaker style units with granite work surfaces and upstands and integral appliances to include a 'Smeg' induction hob with extractor hood above, a 'Smeg' oven and grill, a full height 'Smeg' fridge and freezer, a 'Smeg' dishwasher and a one and a half bowl sink. A particularly attractive open square arch leads to the conservatory at the rear of the dining/family area which makes it exceptionally practical for large scale family entertaining as there are French doors opening to the terrace at the rear. There is a practical utility/boot room which is accessed from the kitchen/breakfast room which has a glazed and panelled door to the outside and is fitted with a range of floor mounted units with single bowl stainless steel sink, plumbing for a washing machine, space for a tumble dryer and also houses the 'Grant' oil fired boiler.

The first floor is equally impressive and inviting with the stairs rising to the galleried landing which has a window to the front elevation and this space provides a useful study/relaxing area. The principal suite is situated to the front and east elevation and is particularly well proportioned and has a purpose built dressing area which has fitted wardrobes, drawers and hanging space. A door accesses a spacious fully tiled en-suite shower room which has a walk in oversized shower cubicle, oval basin on a wall mounted vanity unit with storage beneath, matching WC and a tiled floor. There is a guest suite situated on the south easterly elevation which has a useful wardrobe and a door accessing the well-appointed fully tiled en-suite shower room with a large walk in shower cubicle, rectangular sink on a vanity unit with storage beneath, matching WC and tiled floor.

The third bedroom is situated to the rear of the property over looking the garden and has a part vaulted ceiling and is of a generous size and has a door leading to an en-suite shower room which matches the adjacent guest suite.

There are two further bedrooms situated to the rear of the property which are both generously proportioned and these are served by a spacious and well-appointed family bathroom which is fully tiled, has a rectangular sink on a vanity unit with storage beneath, matching WC and a tiled floor. Accessed from the landing is a useful and spacious linen cupboard housing the MegaFlow and ample storage.

Outside

The property is approached via an attractive paved drive which provides extensive parking for between four and five cars and in turn leads to the detached double garage. The garage is equipped with power and light and has electric up and over doors as well as a fully boarded loft which is ideal for storage. There is an attractive brick and flint wall to the side of the garage along with two pollarded mountain ash trees and a raised seating area overlooking the village. Side access is afforded to the southerly elevation of the property via a pedestrian gate.

The rear garden provides a high degree of privacy and is directly accessed from the conservatory and principal reception room via French doors and has a large full width terrace providing a perfect family entertaining space. Beyond this are large expanses of lawn with a silver birch and sycamore tree providing focal points. To the rear of the garden is a purpose built detached studio which would make the perfect home office and is fully equipped with power, light, heating and air conditioning. The studio is also sound proof and would be ideal for a music room if required. There is an extensive split level terrace to the side of the property providing an attractive private seating area which is positioned to take advantage of the afternoon and evening sunshine.

The well-presented accommodation comprises:

Stylish and modern finishes throughout	Stunning kitchen/dining area
Principal suite and guest suite	Three further bedrooms (one en-suite)
Bespoke detached home studio with air conditioning	Private rear garden
Impressive sitting room with fireplace and log burner	Detached double garage
Second sitting room/family room	Useful study

Location

Shalford is an attractive and popular village with a range of amenities to include village shop, school, public house and the impressive church of St Andrews. The nearby market town of Braintree provides more extensive facilities. The village has fast access to Stansted Airport via the A120 and London Liverpool Street can be reached in approximately one hour by rail and road.

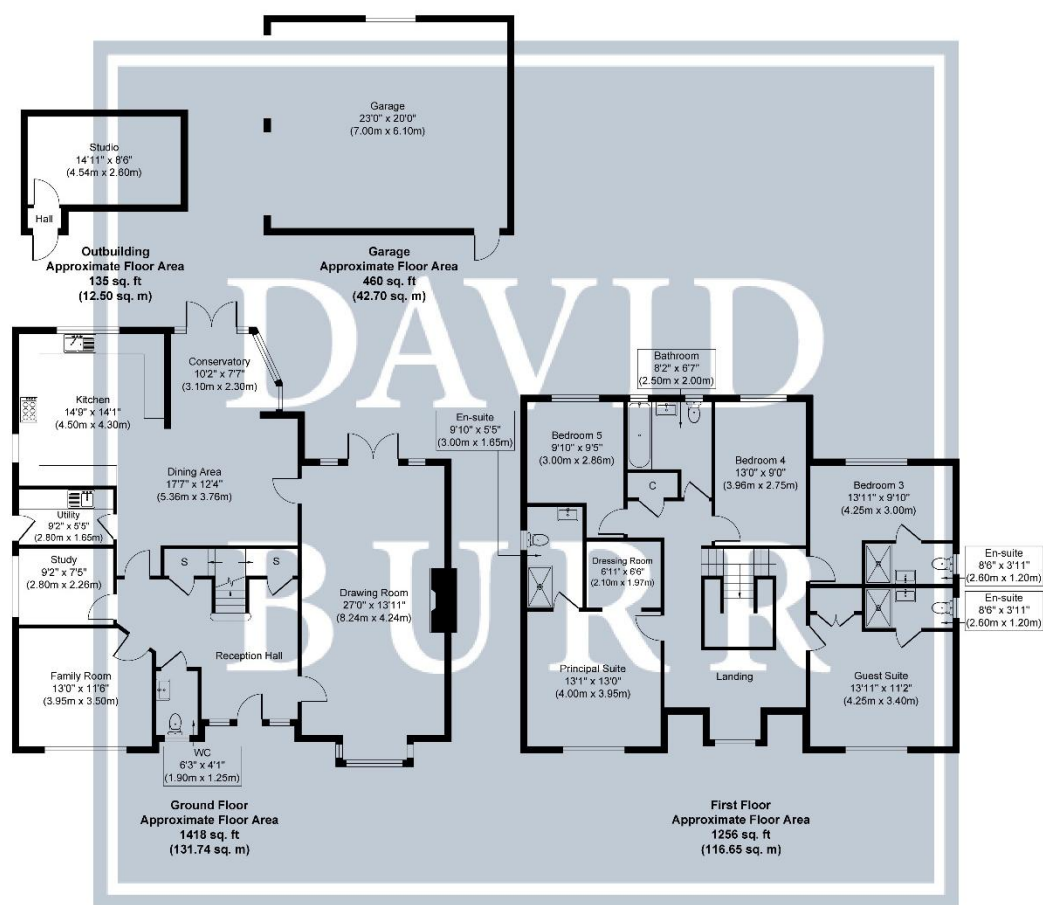
Access

Halstead 8 miles	Braintree – Liverpool St 60 mins
Sudbury 16 miles	Stansted approx. 24 mins
Braintree 4 miles	Cambridge 29 miles









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 drainage

Oil fired heating to radiators (underfloor heating to the ground floor).

Council tax band: G

Broadband: Fibre

Tenure: Freehold

Construction type: Standard brick

Broadband speed: up to 1000 Mbps (Ofcom).

EPC rating: C

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

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