

DAVID
BURR



Secret Garden

Ridgewell, Essex

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Drury Lane, Ridgewell, Halstead, Essex CO9 4SW

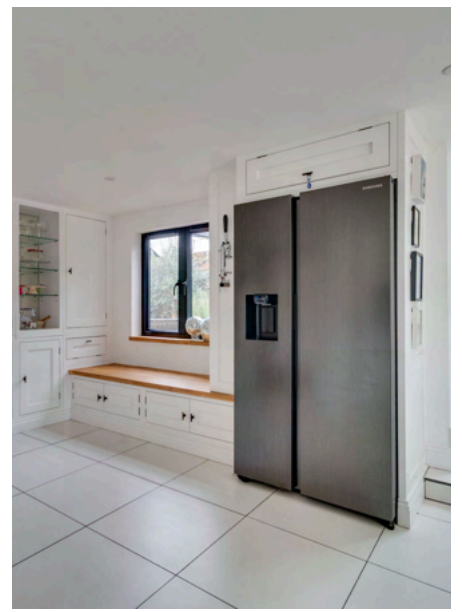
This spacious circa. 2,600 sq.ft 4/5 bedroom family detached family home provides fully versatile and beautifully presented living accommodation and further benefits from off-road parking for multiple vehicles, garage with light and power connected, sound proofed home studio and charming landscaped gardens.



- Spacious circa. 2,600 sq.ft detached 4/5 bedroom family home
- Beautifully presented
- Off-road parking for multiple vehicles
- Garage
- Home studio
- Charming landscaped gardens

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Telephone 01787 277811
Email clare@davidburr.co.uk



INTERIOR

ENTRANCE into a partly vaulted open porchway with tiled flooring and outlook to the front, opening into a STUDY/HALL with a range of built in wardrobes and storage, oak flooring and pocket doors opening to the SNUG with log burning stove set upon a granite hearth with stone mantel and outlook to the front with oak flooring. REAR HALLWAY with staircase leading to the first floor with storage beneath, Velux window and door leading to the rear and doors to UTILITY ROOM with a range of handmade storage units with full height wall units under a granite worktop with stainless steel sink inset, space and plumbing for a washing machine and tumble drier. Integrated appliances include a wine fridge. CLOAKROOM with a further range of storage under granite worktop with wash hand basin inset, heated towel rail and WC. Part tiled walls and tiled flooring. DRAWING ROOM a stunning vaulted reception room with oak flooring, log burning stove and picture window with views across the garden and French doors leading to the terrace, media unit with storage beneath and book cases with a hidden door, providing access to the INNER LOBBY AREA with doors leading to BEDROOM 4 a spacious vaulted double bedroom with outlook to the rear and Velux window and oak flooring. GYM/BEDROOM 5 another generous double bedroom, currently utilised as a home gym with Velux window and oak flooring. SHOWER ROOM comprising a tiled shower cubicle, vanity sink unit, WC, heated towel rail and extensively tiled walls and floor. KITCHEN a Regent St. James' handmade kitchen comprising a range of wall and base units under granite worktop, pantry cupboard, wall cupboard and glass shelving. Integrated appliances include a NEFF double oven, five ring induction hob, dishwasher and breakfast bar, underfloor heating and tiled flooring. Steps lead up to the BREAKFAST ROOM a vaulted space with Velux with weather sensors, window, tiled flooring, under floor heating and bi-fold doors opening onto a south facing courtyard. Space for a fridge/freezer. Staircase leading to the first floor.



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INTERIOR

FIRST FLOOR

A split level LANDING with oak flooring, storage cupboards and a range of storage wardrobes and access to BEDROOMS 2 AND 3 which are similar in size and boast generous double bedrooms with outlook to the front with oak flooring. The Master Bedroom is of a generous space comprising fitted wardrobes and an En-Suite with tiled shower cubicle, vanity sink unit, WC, heated towel rail, underfloor heating and views across the garden. FAMILY BATHROOM comprising panelled bath with shower attachment over, vanity sink unit, WC, heated towel rail and extensively tiled walls and flooring with underfloor heating.



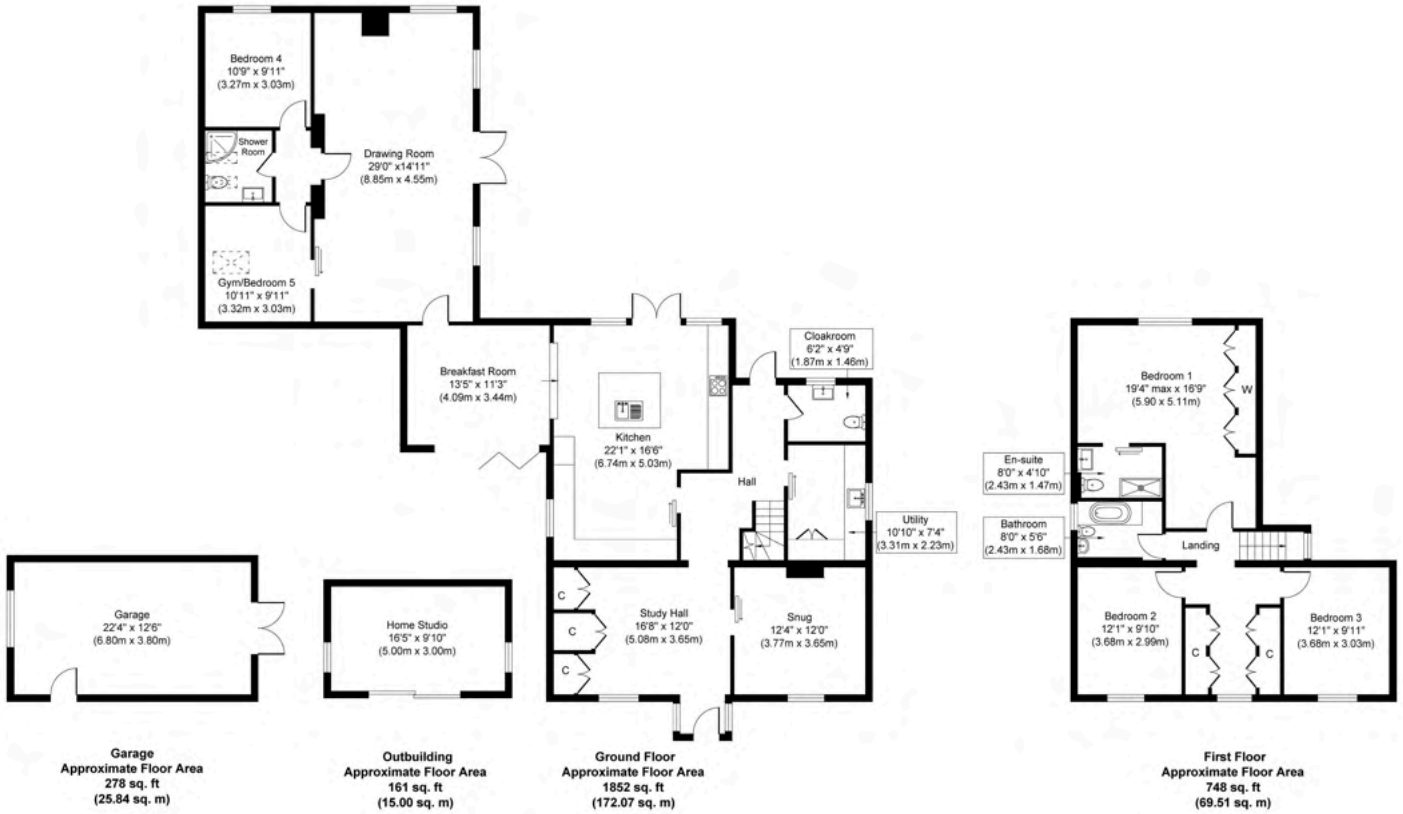
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EXTERIOR

To the front the property is approached via a mid-level retaining wall with parking and turning for multiple vehicles, in turn leading to the GARAGE with light and power connected. A gated access at the side of the property leads through to generous rear gardens which features an extensively paved dining terrace, an area of traditional lawn, interspersed with mature trees and flowerbeds with an insulated sound proofed HOME STUDIO with light and power connected and a decked area adjacent the pond.



Floorplan



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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Ridgewell, Essex

Ridgewell is an attractive, well served village with a pub, parish church and school. There is a variety of period architecture centred round a village green. Nearby towns include Halstead (about 10 miles), Haverhill 5 and Clare about 4 miles. Approximately 25 miles equal distance from Ridgewell is Bury St. Edmunds, Cambridge, Colchester and Chelmsford.



Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Oil-fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council, Town Hall, Fairfield Road, Braintree CM7 3YG. Telephone: 01376 552525.

COUNCIL TAX BAND: TBC.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1800 mpbs download, up to 220 mpbs upload. **Telephone Signal:** Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/ DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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Bury St Edmunds
01284 725525
bury@davidburr.co.uk

Holiday lets
01787 888698
support@davidburrholidaylets.co.uk

Newmarket
01638 669035
newmarket@davidburr.co.uk

Castle Hedingham
01787 463404
hedingham@davidburr.co.uk

Leavenheath
01206 263007
leavenheath@davidburr.co.uk

Woolpit
01359 245245
woolpit@davidburr.co.uk

Clare
01787 277811
clare@davidburr.co.uk

Long Melford
01787 883144
melford@davidburr.co.uk

London SW1
0207 839 0888
london@davidburr.co.uk

davidburr.co.uk