

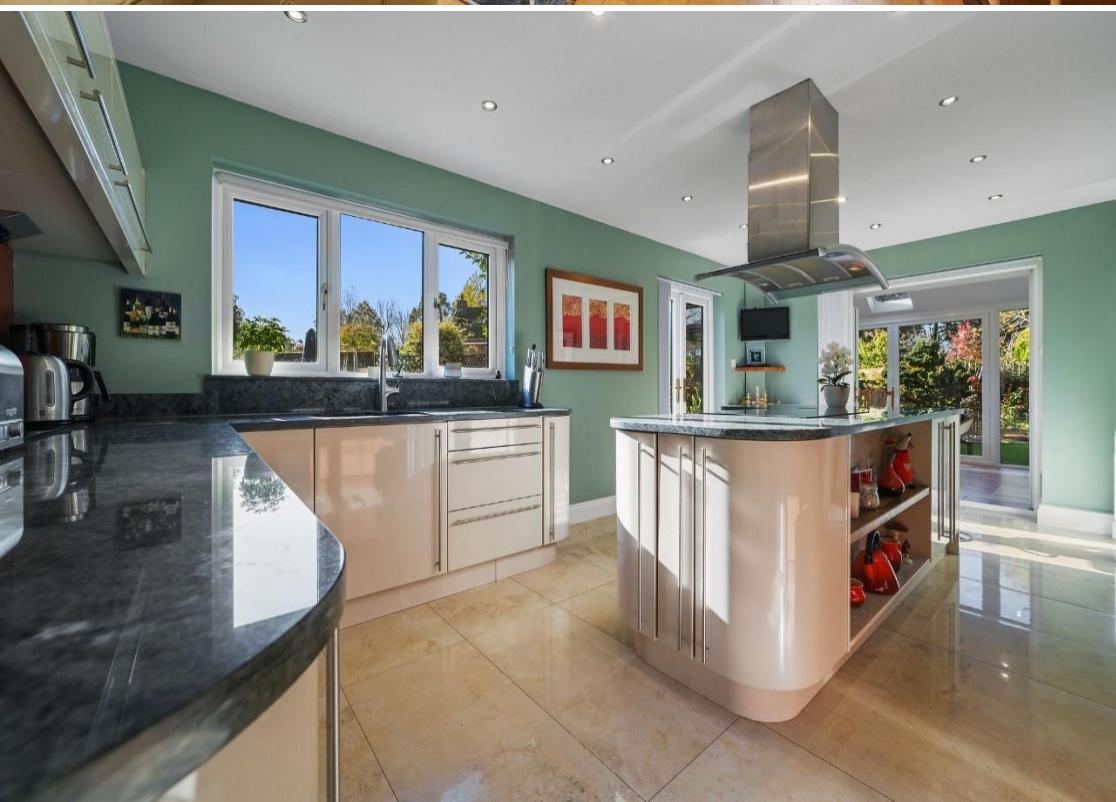


CHAPEL HOUSE

Toldish Hall Road, Great Maplestead, CO9 2QZ

Guide price £750,000 to £775,000

DAVID
BURR



Chapel House occupies a tranquil and private semi rural position, within the peaceful environs of Great Maplestead. The house is highly adaptable, versatile and deceptively well proportioned, with the possibility of multi-generational family occupation and conversion of the garage to provide additional accommodation, if required (see agents notes).

Standing within a plot of approximately 0.4 of an acre, the property has been meticulously maintained, and significantly improved by the current owners, who have established its green credentials through the recent installation of solar panels and air source heat pump. Conceived during the 1990's as an individual build, Chapel House is embellished with a wonderful mistral gallery, making for a fascinating architectural centre piece, and re-enforcing the unique nature of this delightful house.

Parking is provided in abundance, and the gardens which have been extensively planted by the owners wrap around chapel House enhancing the calm tranquillity, privacy and rural feeling.

Woodgrain effect entrance door and matching glazed side lights either side opening to a well proportioned, light and airy entrance hall with impressive tiled floor, access to the principal rooms and stair flight ascending to the first floor level. The hall way features a useful storage cupboard and understairs storage area ideal for location of a study desk. The cloakroom comprises white suite with handwash basin and WC., and the utility room is fitted with granite counter tops underslung sink and fluted drainer. There is space for a washing machine and tumble dryer, base storage cupboards and wall storage cupboards and stable style door providing access to the south facing patio terrace. The study or fourth bedroom is of excellent size and links to the playroom or sitting room. This room features a two contemporary vertical style radiators, French doors providing access to the garden and a large south facing window.

The living room is also well proportioned yet cosy, the focal point of which is a substantial fireplace with brick fire surround, timber bressummer, raised brick hearth and inset log burner. For natural lighting there are windows to two elevations and an arch way which opens to the dining room. The vaulted ceiling, skylight windows and Bi-fold doors ensure plenty of natural lighting, and these open to the garden room. A part glazed door provides access through to the kitchen.

The kitchen/breakfast room is fitted with bevelled edge granite countertops, underslung sink and fluted drainer. There is a matching and very substantial 'L' shaped island which features pan drawers, shelving and storage cabinets, induction cooker hob, concealed tower style power supply and overhead extractor canopy. Also integrated within the kitchen is a dishwasher, microwave/oven, oven and oven/grill. Recessed wine rack and larder cupboard plus housing space for a tall fridge-freezer. Window and French doors to the patio terrace and French doors providing access to the rather lovely and very light and airy, south and westerly facing garden room which is formed of an 'L' shaped with two distinct areas currently for dining and relaxing. Tiled floor with underfloor heating, skylight windows, French doors providing access to the rear gardens and large three panelled bi-fold doors also providing access to the rear garden.

To the first floor there are three bedrooms. The principal bedroom is fitted with a comprehensive array of bedroom furniture, windows to two elevations and a glazed door providing access to a contemporary ensuite comprising of a deep shower cubicle, wall hung handwash basin and bidet WC. There are two further bedrooms, both of size and the family bathroom featuring a corner enclosed and shaped bath with shower over, hand wash basin with drawers below, WC and heated towel rail. The landing is particularly unique in its gallery style concept, with a timber balustrade and skylight window looking down upon the dining room. There is a cupboard housing the unvented water vessel and a hinge loft trap with ladder provides access to a loft space with substantial shelving for ample storage, gangway and inverter.

Outside

The property is approached via a concrete private drive and with very useful parking spur located to the left hand side and further potential parking adjacent, access via double gates. A raised flower bed with gate is planted with numerous flowers and shrubs and concealed within this area is the sewage treatment plant.

The driveway is stone covered and offers potential to park numerous vehicles of various size with turning facility. There is an EV charging point, flint inset brick walls and timber gates providing access to the patio terrace and alongside the garage.

The garage is of excellent size and feature two up and over style doors of which one is motorised. There is power and light connected and battery storage in conjunction with the solar panels. Window and a door leading to the rear garden in addition to automatic lighting. The rear garden is delightful and very secluded, featuring deep and substantially stocked flower and shrub borders. A timber breeze hut is secreted to the far western edge, and screen by lattice fencing is a wonderful vegetable garden, large glazed greenhouse and timber shed. In turn a slate pathway provides access to an additional lawned area which is retained by fencing and as previously mentioned features double gates thus could provide a further parking, storage solution, if required. To the south side of the house is a large paved patio terrace over three tiers which again is very private with raised shrub borders retained by low red brick walls, two gates leading to the front of the property and returning access via a vine covered arbour back to the main garden itself.

Behind the garage is located a large pitched roof timber shed and there is a substantial log store located behind the garage.

Agents Note:

The internal wall height within the garage has been built to 3.4m to accommodate potential workshop usage or possible future conversion to provide accommodation, subject to the necessary planning requirements.

We understand there is an easement over the private lane for access to Chapel House. Four properties derive access from the lane and we are advised that repairing obligations are apportioned between the four properties, for the first section, then only Chapel House and St Marys on the remaining section.

We understand the solar panels have a potential output of 5.8kw and the storage battery has capacity of 6kw.

The well presented accommodation comprises:

Three/four bedrooms	Dining room
En-suite & family bathroom	Kitchen/breakfast room
Study/bedroom four	Garden room/dining area
Playroom/sitting room	Substantial parking facilities
Utility room	Double garage/work shop

Location

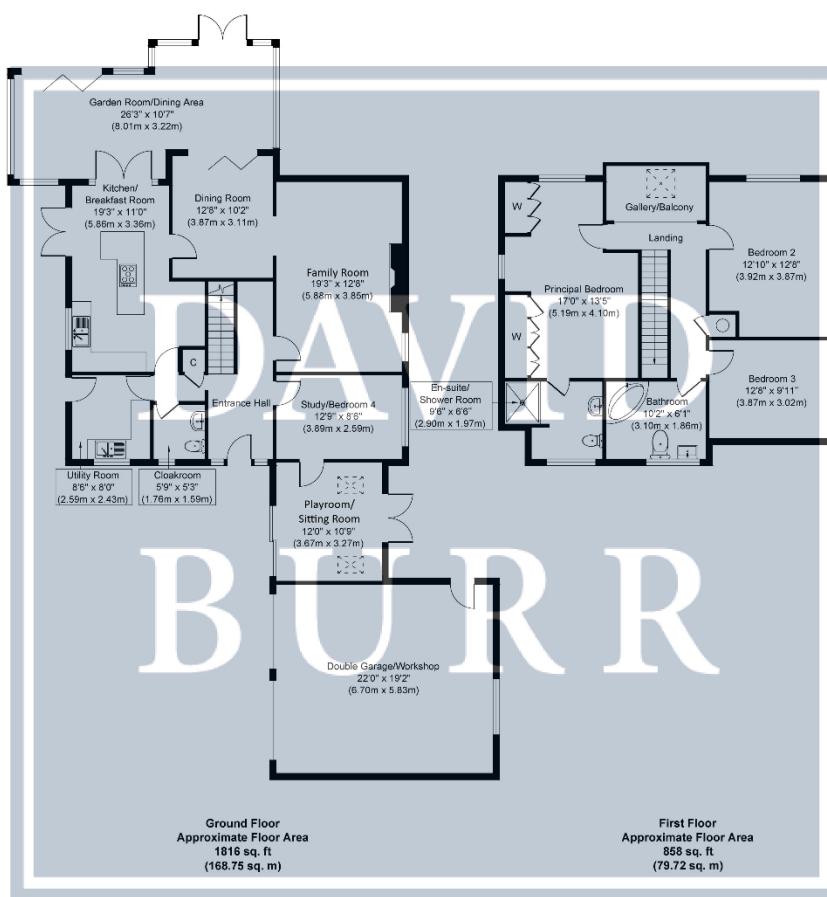
Great Maplestead, which in the past has been awarded Best Kept Village in Essex, is an undeniably attractive and thriving village with a good community feel and local amenities include a highly regarded primary school. The nearby market towns of Halstead, Sudbury and Braintree provide further amenities 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







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 (Klargester)

Air Source Heat Pump heating to radiators. EPC rating: B

Council tax band: F 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

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