



BUILDING PLOT

Church Road, Stambourne, CO9 4NP

Offers in the Region of £230,000

**DAVID
BURR**

Building Plot, Church Road, Stambourne, CO9 4NP.

A rare opportunity to acquire a substantial building plot in a pleasant location within this sought after North Essex village. The plans provide for a generously proportioned and attractive family home of an appealing nature, with internal accommodation in excess of 2700 square feet, and a layout that is well-suited to a variety of modern lifestyles.

There is an impressive open plan kitchen/living area to the rear, with bi-fold doors opening to the garden on two aspects, and a large principal reception room with bi-fold doors sharing the same aspect. There is a useful study/snug on the front elevation, and the current layout provides two spacious ground floor bedrooms with a jack and jill shower room, a separate cloakroom and a utility room.

The first floor is equally appealing with three generously proportioned bedrooms, one with an en-suite, and the other two being served by a family bathroom.

The plot is of a generous size, and has mature boundaries on two sides, and benefits from a predominantly south and west facing aspect.

In all about 0.27 of an acre (sts).

Planning ref no: 24/00330/FUL

Agents notes:

Main drainage can be found on site.

We hold full building regulation drawings.

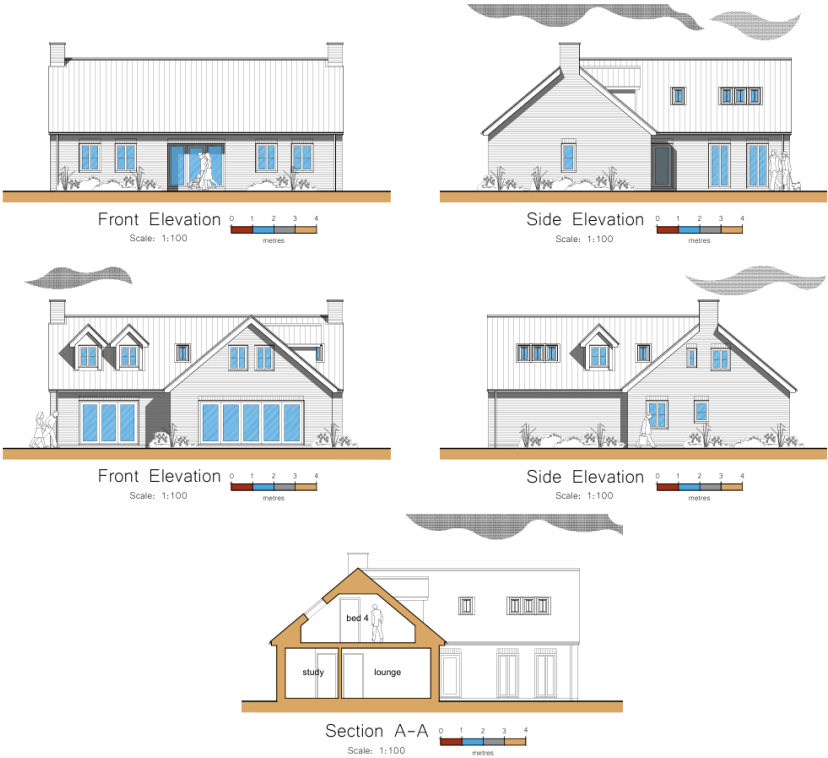
All planning conditions have been discharged application no: 24/01572/DAC, except for the arboricultural condition, which is in hand.

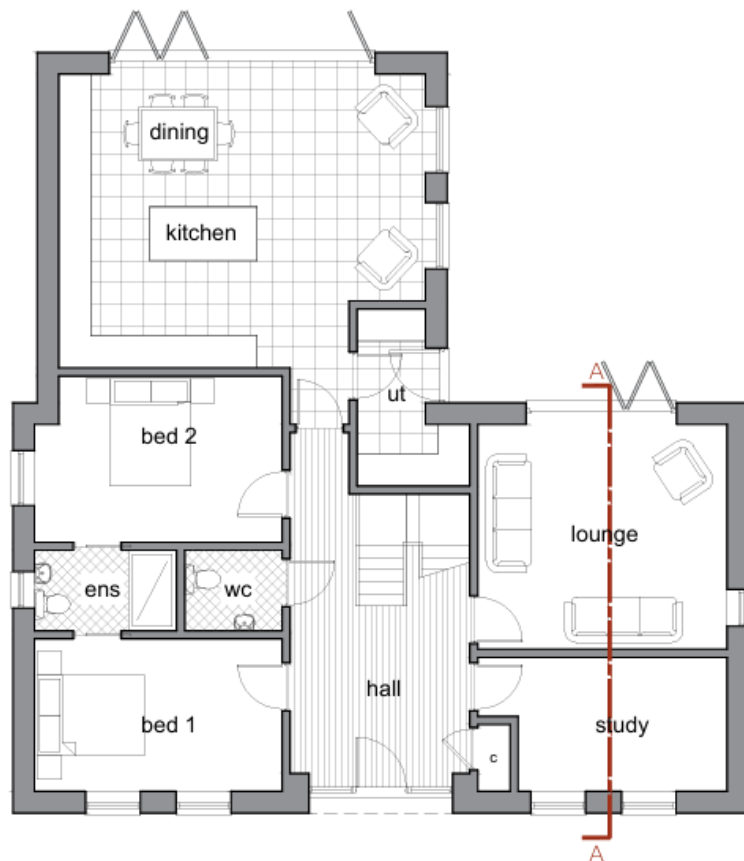
Location

Stambourne is a small village surrounded on the whole by farmland and open countryside. The market towns of Sudbury and Braintree provide extensive facilities including rail links to the latter. The pretty village of Saffron Walden lies 14 miles west of Stambourne and provides many facilities and services including a main line station to London Liverpool Street.

Access

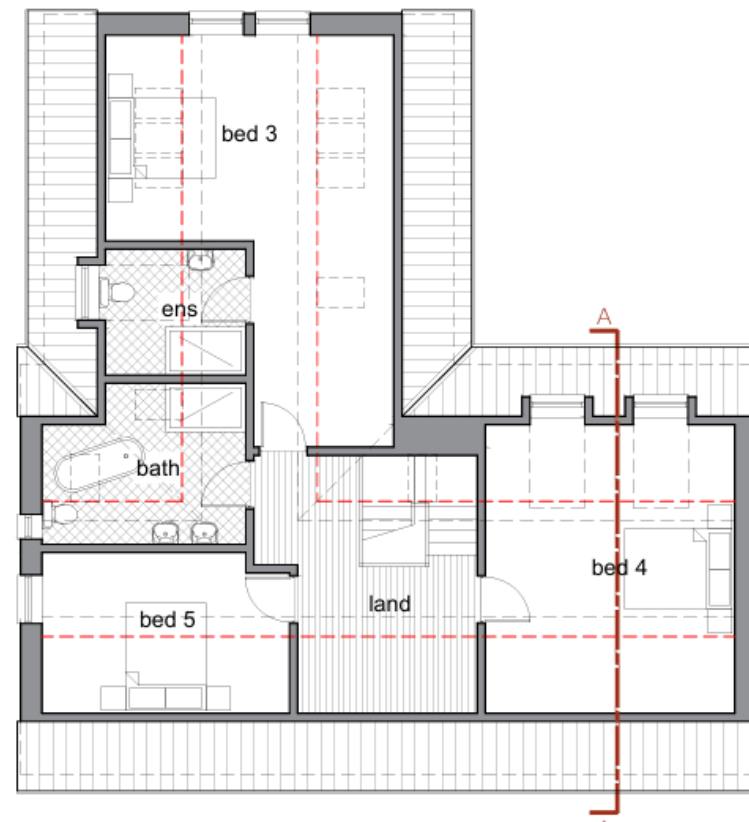
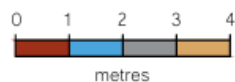
Halstead 9 miles	Saffron Walden – Liverpool St 60 mins
Braintree 13 miles	Stansted approx 30 mins
Sudbury 13 miles	M25 J27 approx 50 mins





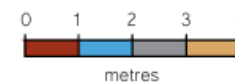
Ground Floor Plan

Scale: 1:100



First Floor Plan

Scale: 1:100



Additional information

Tenure: Freehold

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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