



7 BRAINTREE ROAD

Gosfield, Halstead, Essex, CO9 1PR

Guide price £435,000

**DAVID
BURR**



7 Braintree Road, Gosfield, Halstead, Essex, CO9 1PR

7 Braintree Road is an established property enjoying a pleasant location on the periphery of this sought after village and offers versatile family accommodation with modern finishes throughout.

A panelled and decoratively glazed front door opens to a useful entrance lobby which has a tiled floor and space for coats and boots. A glazed door then accesses the entrance hall which has an opening through to the kitchen/breakfast room and a panelled door to the principal reception room which is situated on the front elevation of the property. This is a charming room with oak flooring, a bay window to the front taking views to the garden and there is an impressive feature fireplace with a granite hearth and an inset Viking log burner stove, adjacent to which is a recessed bookcase. Another panelled door opens to a particularly large understairs cupboard which provides useful storage. A panelled and glazed door accesses a games or playroom which benefits from wonderful views to the garden and open fields beyond and this room has oak flooring, a window and French doors leading to a decked entertaining terrace.

The kitchen/breakfast room forms the heart of the house and benefits from a dual aspect with a bay window to the front and at the rear has wonderful views to the garden and rolling fields beyond. It is extensively fitted with a range of floor and wall mounted shaker style units with quartz worktops and upstands and has a double Belfast sink, integral fridge/freezer, integral Bosch dishwasher and a Range Master cooker with stainless steel extractor hood above and tiled splashback. There is oak effect flooring and a glazed and panelled door leading to a practical utility room which is fitted with the same units as the kitchen with quartz tops and upstands and a Belfast sink. There is plumbing for a washing machine, space for a tumble dryer and oak effect flooring.

A glazed and panelled door from the kitchen/breakfast room accesses a particularly useful boot room which provides extensive storage and has a door leading to the rear garden. A panelled door accesses a well-appointed ground floor shower room which is tiled to dado height and has a large walk in shower cubicle, pedestal wash hand basin and matching WC with limed oak effect flooring. Beyond the lobby is a fire door giving access to the integral garage and there are stairs rising to a fantastic studio/study which is situated above the garage, which has a Velux window to the rear giving wonderful views and makes a perfect home office or games room and there is also ample eaves storage.

The first floor is equally appealing with a spacious galleried landing and the principal bedroom being situated to the front of the property with views over the garden and having a large walk in wardrobe. There are three further bedrooms, two of which are situated to the rear elevation of the property and benefit from stunning views across the fields and the remaining bedroom to the front elevation overlooking the front garden. These bedrooms are served by a particularly well appointed family bath/shower room which has an 'L' shaped bath with a shower above, rectangular sink with a vanity unit beneath, matching WC and a tiled floor.

Outside

The property is approached via five bar gates which access an extensive area of gravel parking which in turn leads to the integral garage.

The parking area is flanked by appealing slate chipped low maintenance areas of garden which has an abundance of grasses, shrubs and herbs to provide year round attention. Sandstone steps rise to the front door and these are flanked by further well stocked borders.

Rear access is afforded to the side of the garage via a wrought iron gate and mellow red brick wall with a path leading down the side of the house, adjacent to which is mature hedge screening. The rear garden is an absolute delight and is distinctly segregated into three areas. The first, immediately to the rear of the house, is a raised entertaining deck positioned to take advantage of the afternoon and evening sun adjacent to which is a sandstone terrace which is covered by an attractive pergola. The pergola is covered with a variety of climbing plants to include wisteria and vine and this provides a wonderful shaded family seating area.

Beyond this are large expanses of lawn which are flanked by well stocked herbaceous borders which have a variety of shrubs and perennials to include lavender, sedums and evergreen shrubs. A clump of three silver birches provides a focal point. The third area of the garden is accessed via an attractive arch pergola and is laid out for vegetable gardening with a number of raised beds and fruit cages. There is also a particularly useful storage building, garden shed and greenhouse.

The well presented accommodation comprises:

Spacious family home	Four bedrooms and two bathrooms
Pleasant location within a popular village	Large mature landscaped garden
Two reception rooms	Extensive parking
Lovely kitchen/breakfast room	Integral garage
Practical layout with first floor study/home office	

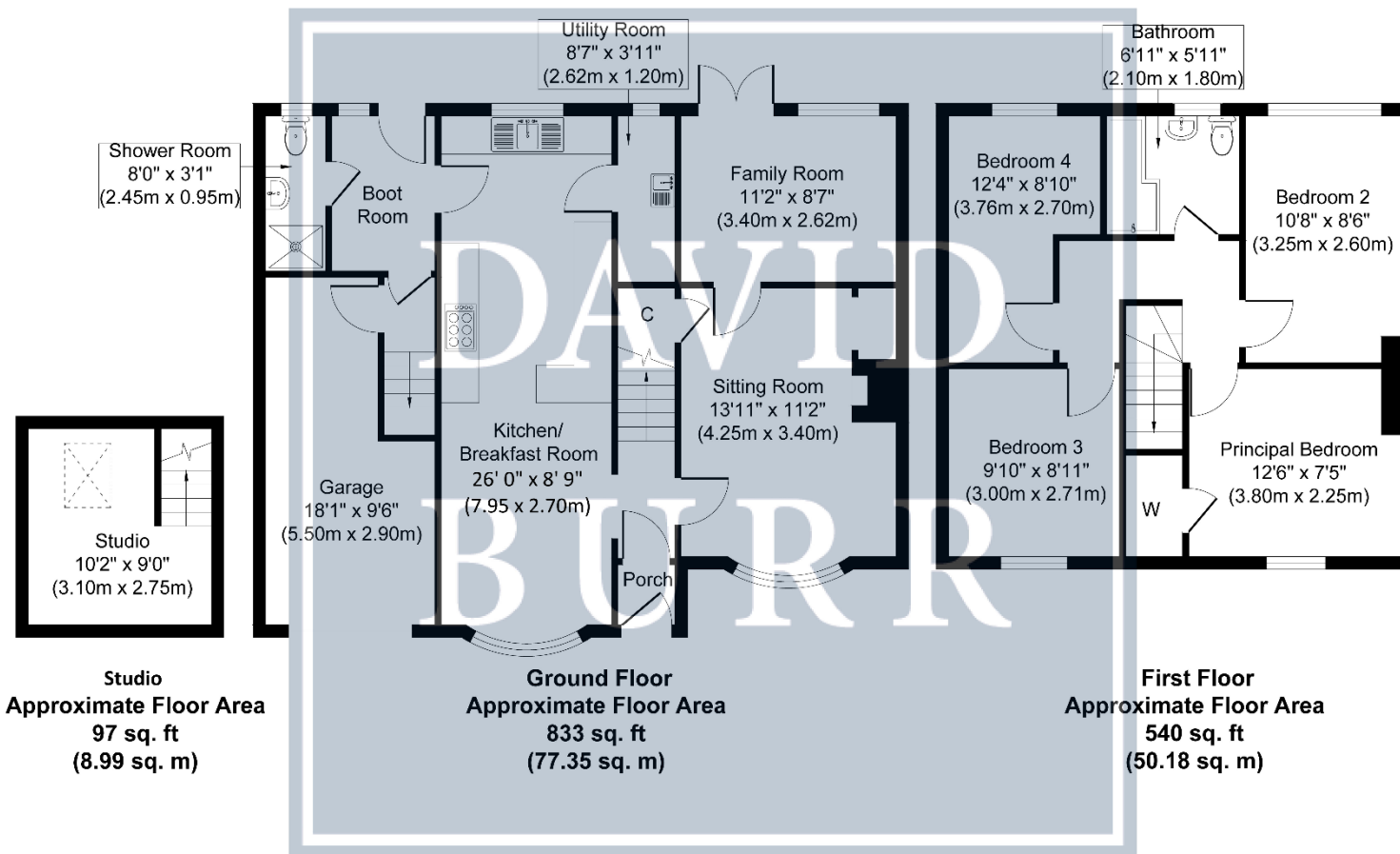
Location

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 drainage

Gas fired heating to radiators. EPC rating: C Council tax band: E

Tenure: Freehold

Broadband speed: up to 1,800 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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