



DAVID  
BURR

Goulds Road  
Alphamstone, Essex

# Joss Cottage, Goulds Road, Alphamstone, CO8 5HW

Joss Cottage is an impressive five-bedroom detached period residence, unlisted and enjoying an exceptional rural setting on the Suffolk/Essex border, within the highly regarded village of Alphamstone. Occupying an enviable position surrounded by rolling meadowland, with far-reaching views and no immediate neighbours, the property offers a rare combination of privacy, character and space.

The house has been thoughtfully extended and enhanced, while retaining a wealth of period charm. It is approached via a substantial shingle driveway, providing parking for well in excess of ten vehicles. The accommodation begins with an entrance hall featuring patterned tiled flooring, leading to a study with rear facing casement windows and exposed wall timbers. The dual aspect sitting room is a particularly elegant reception space, centred on a wood burning stove set within a brick fireplace with tiled hearth and timber mantel, while oak internal doors continue the sense of quality and character throughout.

Further ground floor accommodation includes a versatile dual aspect games room, ideally suited as a playroom or music room, fitted with bespoke cabinetry and providing access to a high specification cloakroom and a spiral staircase rising to the principal bedroom suite. The main living space is arranged in an L-shaped configuration around a superb open-plan kitchen/dining room, fitted with shaker style units, polished stone work surfaces and integrated appliances including a Neff oven. Double doors open onto the rear terrace and gardens, creating a seamless indoor/outdoor connection. A lower level dining room links to a dual aspect snug, with additional access to a gym, utility room, further cloakroom and a practical boot room.

The first floor is served by two staircases, including the spiral staircase to the principal bedroom suite, which enjoys a triple aspect, extensive fitted wardrobes and a recently installed en-suite shower room. Four further bedrooms are arranged from the main landing and are served by an en-suite cloakroom and a family shower room.

The property is further complemented by a range of ancillary buildings, including a self contained one bedroom annexe comprising a kitchen, sitting room, double bedroom and shower room, ideal for guests or multigenerational living. Set within approximately three acres, the grounds are a particular highlight, featuring an expansive terrace, vegetable garden and multiple wildlife attracting ponds, alongside mature trees, established borders and traditional red brick retaining walls. Additional outbuildings include garaging, a cart lodge and workshops, offering excellent flexibility.

- Outstanding rural setting with no immediate neighbours
- Approximately three acres of landscaped gardens and grounds
- Five-bedroom detached unlisted period residence
- Self-contained one-bedroom annexe
- Extensive driveway parking for 10+ vehicles
- Open-plan kitchen/dining room with high-quality fittings
- Multiple reception rooms including sitting room, snug and games room
- Principal suite with triple aspect and en-suite shower room
- Range of outbuildings including garaging, cart lodge and workshops
- Gym, utility room and boot room for practical family living
- Desirable village of Alphamstone on the Suffolk/Essex border
- Convenient access to Sudbury, Halstead and mainline rail links to London





Alphamstone is a highly regarded and picturesque village, positioned on the Suffolk/Essex border and surrounded by unspoilt countryside. The area is renowned for its network of scenic walking routes, traditional village charm and strong sense of community, while remaining conveniently placed for access to nearby market towns such as Sudbury and Halstead, both offering a range of everyday amenities, schooling and services.

For the commuter, the property is well positioned for access to mainline rail services from Sudbury and Marks Tey, providing connections to London Liverpool Street. The surrounding area also offers a selection of well-regarded schools in both the state and independent sectors, making this an ideal location for families seeking a balance between rural living and accessibility.



**TENURE:** Freehold

**SERVICES:** Mains water, electricity are connected. oil fired heating and private drainage. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:**

**WHAT3WORDS:** baker.joins.homes

**LOCAL AUTHORITY:** Braintree District Council, Causeway House, Bocking End, Braintree Essex CM7 9HB (01376 552525). **BAND:** D

**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. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

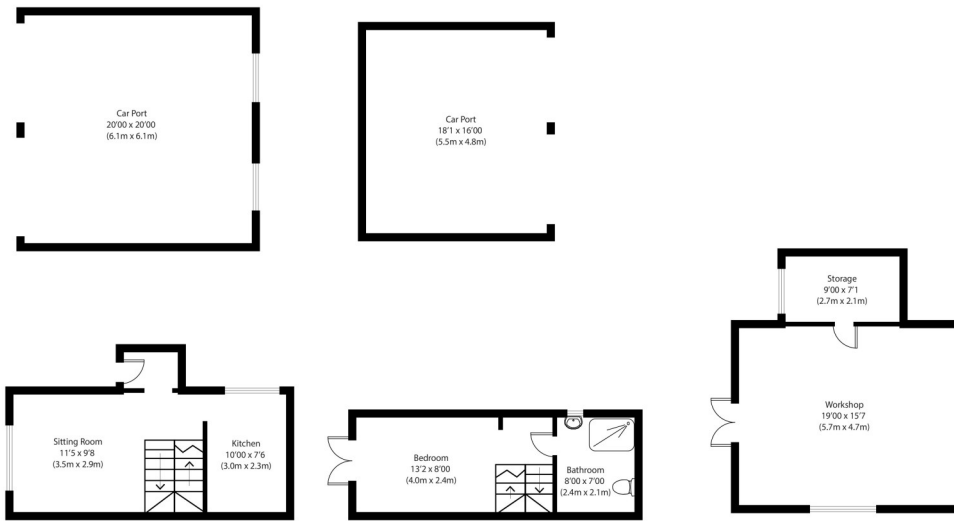
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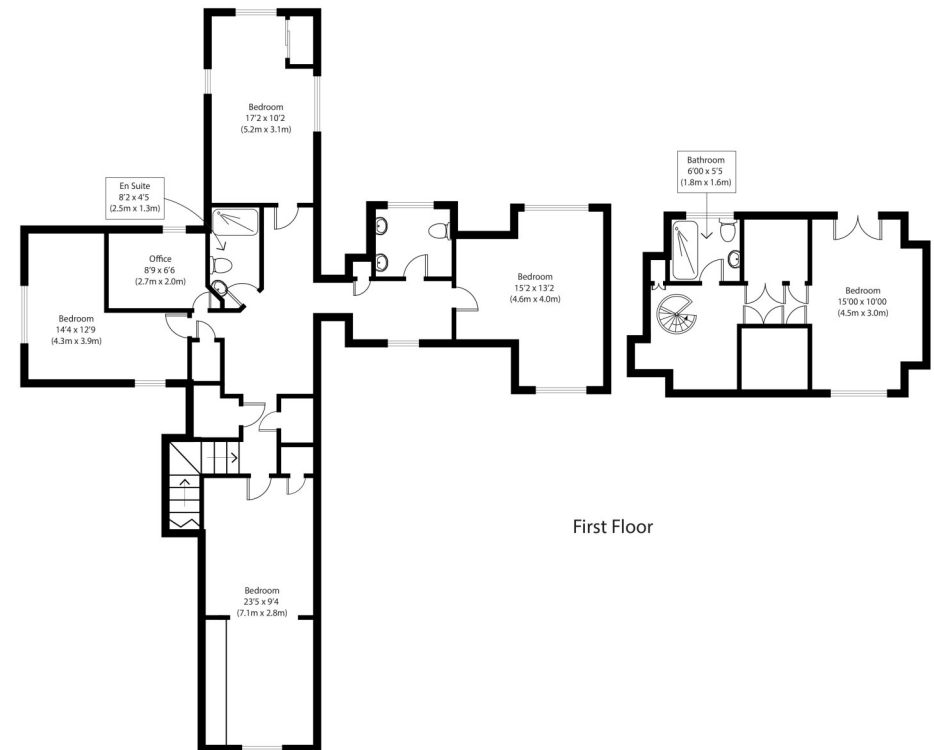


Approximate Gross Internal Area  
 Main House 3155 sq ft (293 sq m)  
 Outbuildings 1510 sq ft (140 sq m)  
 Total 4665 sq ft (433 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



Ground Floor



First Floor

