

DAVID
BURR



**THE WILLOWS, CORNISH HALL END ROAD, STAMBOURNE, HALSTEAD, ESSEX,
CO9 4PD**

Occupying a semi-rural position between Stambourne and Cornish Hall End, a two bedroom semi- detached cottage with adjacent annexe which offers Studio type living/sleeping accommodation. Combined, the two buildings provide a great deal of flexibility, which is enhanced still further by the provision of an integral garage, parking potential for several cars and a delightful well-proportioned rear garden. The property has just been redecorated with new floor coverings and is available immediately, subject to referencing and contract.

£1,350 pcm

The Willows, Cornish Hall End, Stambourne, Halstead, Essex, CO9 4PD

The Cottage; Entrance door from the side to the sitting room. This room features an ornate fireplace (non-functional), radiator, and windows to front and side. A doorway leads to the lobby, from which there are stairs rising to first floor and doorway to the Kitchen/dining room. The kitchen area provides space for appliances, is fitted with a free-standing cooker, and features a large breakfast bar and floor and wall units. There is an oil fed heating/water boiler, window to rear, and door to the rear garden. Within the dining area there is a useful under stairs cupboard and radiator, window to side.

To the first floor there are two bedrooms, both with useful cupboards and a bathroom which features a Triton electric shower unit over the bath, and airing cupboard. The landing provides independent access to these rooms, the loft space is unavailable for storage (maintenance only).

Annexe; A door around the rear of the garage building leads to the Kitchen, which features counter tops either side, floor and wall cabinets, space for appliances, cooker and extractor hood supplied. Door way to shower room and stairs to first floor living area.

The first-floor room is of excellent size and would make for a generous studio living/sleeping combination. There is storage to the eaves and multiple windows for natural light.

Exterior;
The single garage located immediately below is include within the let and parking potential for several cars is provided.

The rear garden is of excellent size, private and ideal for entertaining.

The well presented accommodation comprises:

Cottage with Studio annexe	Two bedrooms
Sitting room	Garage
Kitchen/dining room	Parking for three/four cars
Bathroom	Delightful rear garden

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



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Leavenheath	(01206) 263007
Long Melford	(01787) 883144
Woolpit	(01359) 245245
Bury St Edmunds	(01284) 725525
London	(020) 78390888
Linton & Villages	(01440) 784 346

Additional information

Services: Main water, electricity and drainage.
Oil fired heating to radiators. EPC rating: E Council tax band: B
Broadband speed: up to 1800 Mbps (Ofcom).
Mobile coverage: EE, Three, O2 and Vodafone (Ofcom).
None of the services have been tested by the agent.
Local authority: Braintree District Council (01376) 552 525.
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