

DAVID
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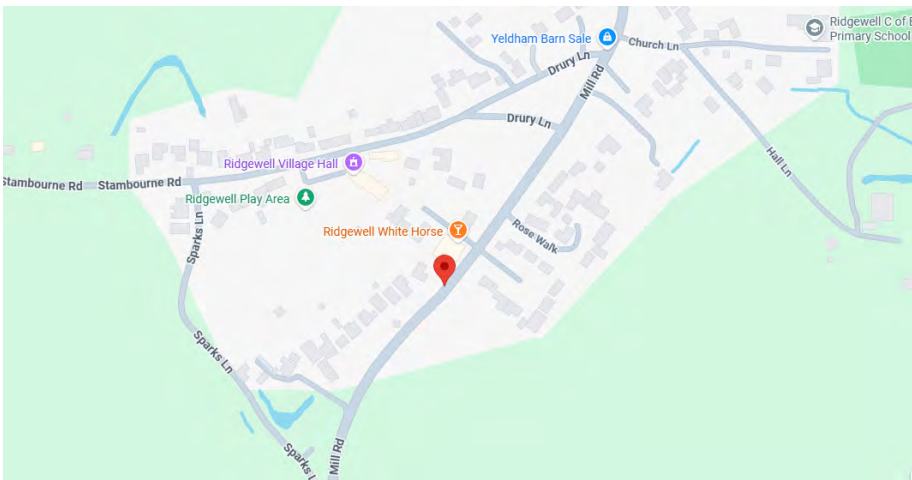
Bowbells

Ridgewell, Essex

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Mill Road, Ridgewell, Essex CO9 4SG

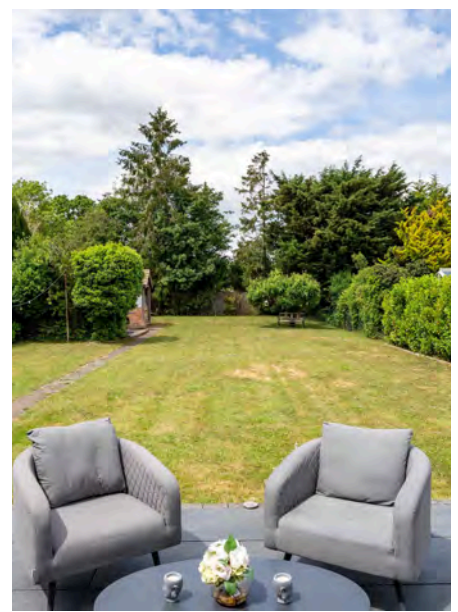
This deceptively spacious and beautifully presented four bedroom detached family home has seen the benefit of significant extension and renovation works in recent years, and now comprises light, airy and well proportioned living accommodation. The property is situated in an edge of village location with extensive driveway, gardens and countryside views to the front, over un-developable land.



- Deceptively spacious and beautifully presented
- Four bedroom family home
- Light, airy and well proportioned living accommodation
- Edge of village location with countryside and recreational field views
- Off-road parking and turning for multiple vehicles
- Garage
- Storage Room (which could be utilised as a Home Office)
- Garden with direct access to the recreational field

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INTERIOR

Internally the property enjoys generous and stylish living accommodation comprising a light and spacious SITTING ROOM with bay window to the front with countryside views. A generous HALLWAY with airing cupboard and staircase to the first floor and a large open-plan KITCHEN/FAMILY ROOM to the rear, comprehensively fitted with a range of wall and base units under solid oak worktop with a central preparation and breakfast island, including a Fisher & Paykel double oven with induction hob, oven, microwave oven and four ring induction hob with extractor over. Space for an American style fridge/freezer, space for dining table and chairs, bi-fold doors opening onto an extensively paved dining terrace creating a lovely aspect across the rear gardens. The ground floor also enjoys TWO generous double BEDROOMS, one with two built-in double wardrobes and French doors leading out. Door to Jack & Jill shower room comprising a large tiled shower cubicle with vanity unit, WC and counter top sink and heated towel rail. A door opens into the UTILITY ROOM which can also be accessed via the Kitchen providing space for further appliances under worktop and housing for the boiler.



FIRST FLOOR

The LANDING enjoys natural light via a Velux window, large airing cupboard and doors leading to a stunning FAMILY BATHROOM stylishly fitted with a freestanding roll top bath, vanity sink unit, WC, heated towel rail, eaves storage, Velux window and views across the gardens and children's play park beyond. The first floor also enjoys TWO stunning spacious double BEDROOMS each with built-in wardrobes and cleverly designed window seats enjoying views over open countryside.



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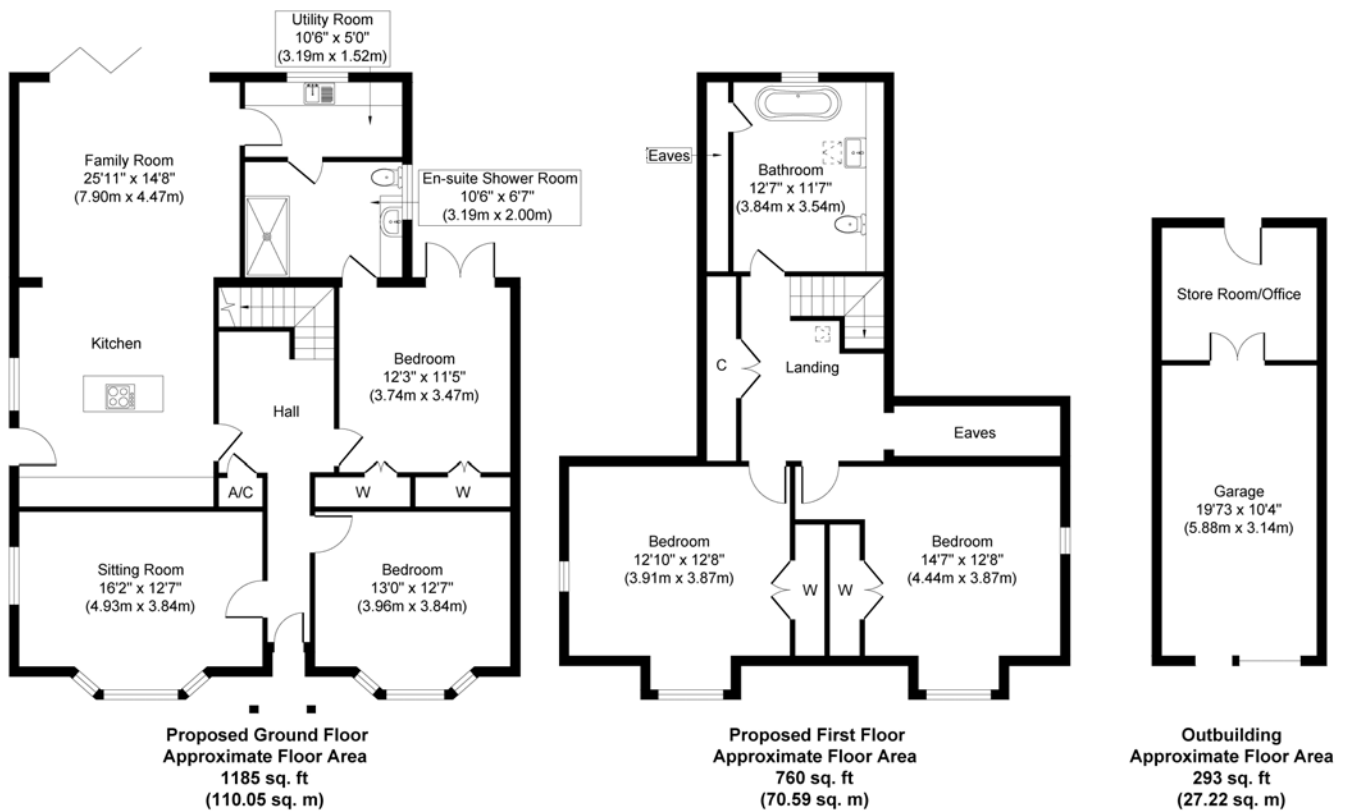
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EXTERIOR

The front of the property sits behind a low-level retaining wall providing parking and turning for multiple vehicles in-turn leading to the large GARAGE with light and power connected and STORAGE ROOM to the rear, that could be utilised as a Home Office. The front gardens feature areas of traditional lawn, interspersed with mature trees and planting. A gated access leads through to the extensive rear gardens featuring extensively paved dining terrace, adjacent a traditional area of lawn, interspersed with mature trees, planting. The garden is set adjacent an area of traditional lawn, interspersed with mature trees and planting. A paved pathway leads through to the rear of the garden, where you can find a brick built covered BBQ area, large Storage Shed and Small Storage Shed with a gate leading directly into the village recreation field.



Floorplan



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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Ridgewell, Essex

Ridgewell is an attractive, well served village with a pub, parish church, school and new Village Hall with recreational facilities. There is a variety of period architecture centred round a village green. Nearby towns include Halstead (about 8 miles), Haverhill 6 miles and Clare about 4 miles. Ridgewell is approximately 25 miles from Bury St. Edmunds, Cambridge, Colchester and Chelmsford and approximately 30 miles from Stanstead Airport.



Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Oil-fired and electric heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council, Town Hall, Fairfield Road, Braintree CM7 3YG. Telephone: 01376 552525.

COUNCIL TAX BAND: C. £2063.61 per annum.

PROPERTY POSTCODE: CO9 4SG.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1800 mpbs download, up to 220 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None.

RESTRICTIONS ON USE OR COVENANTS: None.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

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. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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