DAVID BURR



The Reeds

Ridgewell, Essex

The Reeds

Church Street, Ridgewell, Halstead, Essex CO9 4SA

There's a lovely sense of potential at The Reeds. Set on Church Lane in the heart of Ridgewell, this substantial four-bedroom house offers generous accommodation, a large garden and plenty of parking, with the added benefit of a garage. The house was most likely built in the 1970s, with a more recent extension added in 2022, creating useful additional space and giving the property a good foundation for its next chapter. Inside, the rooms are comfortably proportioned, with a large sitting room centered around a wood-burning stove, a separate kitchen and four bedrooms upstairs. It is a house that would benefit from some modernisation, but that is rather part of the appeal. The bones are here: good space, an established setting and plenty of opportunity to introduce a more contemporary feel without losing the character of the house.

Outside, the generous garden provides a wonderful amount of space, with mature planting and a sense of privacy, while the extensive driveway gives plenty of room for several cars in addition to the garage. A quietly tucked-away home with good proportions, useful modern additions, and plenty of scope to make it your own.



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PROPERTY INFORMATION

- Bedrooms: 4.
- Reception Rooms: 2.
- Bathrooms: 1.
- Single garage.
- Off-road parking for multiple vehicles.
- Services: Mains water, electricity. Oil-fired Heating. Mains drains.
- Communication Services: Broadband. Yes/No. Speed up to 1800 download and 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 https://checker.ofcom.org.uk/.

- Council Tax: Band D. £2321.56 per annum.
- Local Authority: Braintree District Council.

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.

ABOUT THE AREA

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 centered round a village green.

USEFUL INFORMATION

Towns and Villages

Halstead (8 miles)
Bury St Edmunds, Cambridge, Colchester and Chelmsford (25 miles)
Sudbury (11 miles)
Clare (4 miles)

Pubs and Restaurants

The White Horse, Ridgewell
The Henny Swan, Sudbury
The Vine Bardfield, Braintree
The Pheasant Restaurant and Bar, Gestingthorpe

Schooling

Ridgewell Church of England Primary School
Stoke School, Clare (4 miles)
Barnardiston Hall Preparatory School (8 miles)
Culford School (20 miles)
The Perse School (25 miles)

Train Stations

Audley End (17 miles)
Sudbury (11 miles)

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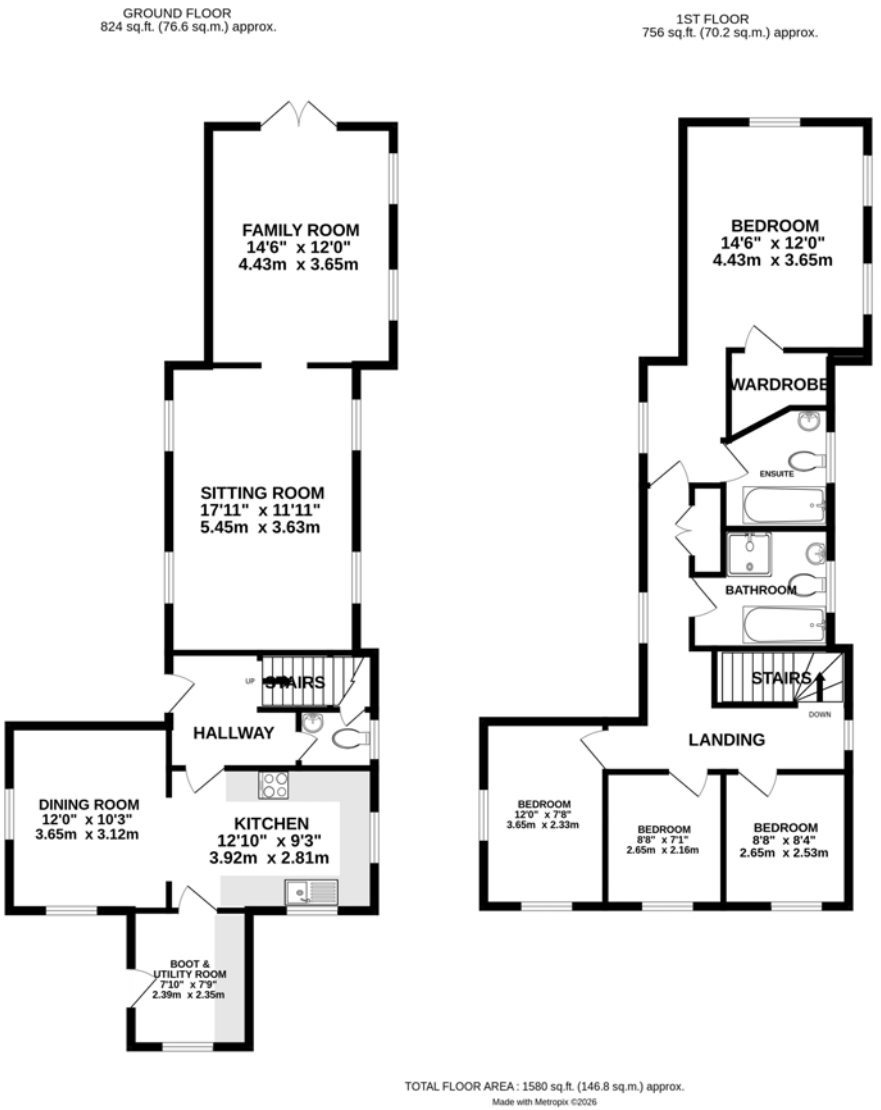








FLOORPLAN



TOTAL FLOOR AREA : 1580 sq.ft. (146.8 sq.m.) approx.

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