



**STABLEFIELD HOUSE**

Audley End, Gestingthorpe, Essex, CO9 3AU

**Guide Price £995,000**

**DAVID  
BURR**



## Stablefield House, Audley End, Gestingthorpe, CO9 3AU

A substantial and impeccably presented village property that offers sumptuous and flexible family accommodation of an exceptionally versatile nature and is appointed to the highest of standards throughout. The property enjoys a particularly secluded and private position within this popular North Essex village.

The property is entered by a grand entrance hall which has oak flooring and an oak staircase rising to the first floor galleried landing.

The principal reception room is situated on the Southerly aspect of the property and benefits from a triple aspect enabling it to overlook the front and rear grounds. There is a substantial red brick fireplace with brick hearth and wood burning stove and a feature square arch gives way to French doors that access the rear terrace, making it ideal for large scale family entertaining.

A panelled door from the reception hall accesses a spacious semi open plan snug/dining room which has a dual aspect giving views to the front and rear gardens with French doors opening to an extensive paved terrace. There are oak floors and moulded skirting boards throughout.

There is an impressive garden room which can be accessed directly from a lobby situated between the kitchen/breakfast room and the aforementioned semi-open plan dining/sitting room. The garden room has two sets of French doors leading to the rear garden, making it ideal for family living and provides informal entertaining space which can be directly accessed from the kitchen/breakfast room.

The kitchen/breakfast room forms the heart of the house and is centrally situated with a dual aspect to the garden room and front garden. It is extensively fitted with a range of high quality units throughout and has an attractive tiled floor and carved oak work to the ceiling.

Accessed via the garden room is a further reception room that would readily provide ancillary accommodation if required, and provides the perfect space for those who work from home.

This is a particularly spacious room with a large bay window to the front and stairs rising to the first floor, beyond which there is a lobby giving access to a useful laundry room housing a boiler in a cupboard and ground floor shower room adjacent.

Within the principal house the remainder of the ground floor accommodation comprises an extensive utility room, linen cupboard and fully tiled ground floor shower room.

The first floor in the main house is very impressive with the aforementioned galleried landing and oak staircase which accesses all the bedrooms.

The particularly spacious and well-proportioned principal suite is situated to the South and Westerly side of the property and benefits from a dual aspect. There are three further very good size bedrooms, one of which is fitted with bespoke wardrobes and dressing units.

The four bedrooms are served by a truly impressive fully tiled family bath/shower room, a Jacuzzi bath set within a tiled plinth, a large walk in shower cubicle, double wash hand basin, matching bidet and WC.

The first floor in the other side of the house provides further versatility with a particularly impressive bedroom to the front elevation which enjoys spectacular views over rolling countryside and this has a large walk in wardrobe. There is a further spacious double bedroom to the rear which benefits from a walk in wardrobe and has delightful views to the rear gardens and undulating countryside beyond.

### Outside

The property is approached via two impressive brick piers with electrically operated security gates leading to an extensive area of paved parking and the detached double garage.

There are large herbaceous borders to the front garden which are stocked with a variety of shrubs, perennials and trees which provide year round colour and interest. The front door is accessed via a path which leads to a courtyard seating area with trellis to the side and an attractive creeping vine. There are a number of fine specimen trees to the front garden which provide interest and shade and these include oak and laurel.

The rear gardens are a true delight and can be accessed from both sides of the property and comprise the aforementioned full width rear terrace which can be accessed from the principal reception rooms and the garden room making the gardens ideal for large scale family entertaining.

The rear garden has mature screening on all sides and there are large expanses of neatly manicured lawn. There is an attractive silver birch tree which provides a focal point.

To the Northerly side of the property there is an area of hard standing with two large storage sheds adjacent to which is the aforementioned detached double garage. There is a purpose built studio, which is fully uninsulated and equipped with power and light, and is suitable for a variety of uses.

### Agents notes:

The property could readily provide integral annexe accommodation if desired.

The property has solar panels to heat the hot water.

The well presented accommodation comprises:

Entrance Hall	2 Ground floor shower rooms
Sitting room	6 spacious bedrooms
Snug	Family bath/shower room
Dining room	Large attractive gardens
Family room	Countryside views
Conservatory	Detached double garage
Kitchen/breakfast room	Utility room
Village location	Laundry room

In all about 0.75 acres sts

#### Location

Gestingthorpe is a most attractive rural village with 'The Pheasant' restaurant, parish church and village green. The market towns of Sudbury with commuter rail link and Halstead are close by as is Braintree with mainline station and many amenities and services.

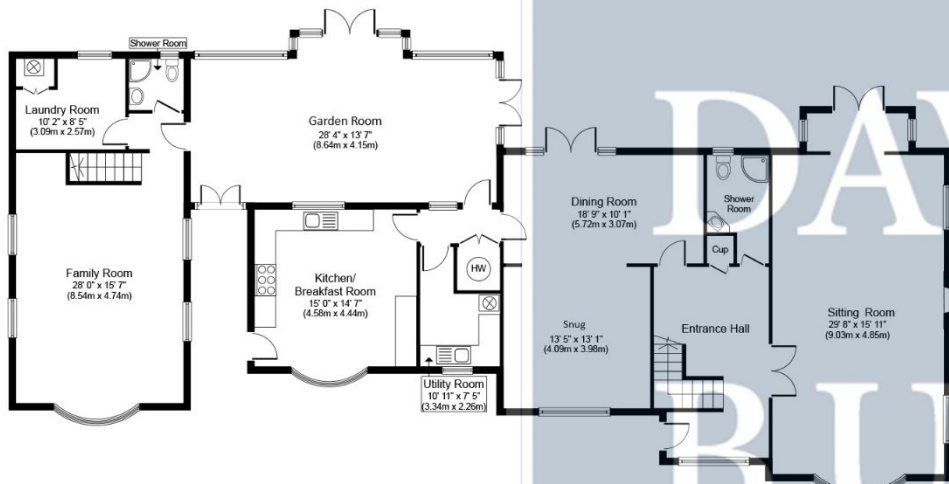
#### Access

Halstead 5 miles	Braintree – Liverpool St 60 mins
Braintree 9 miles	Stansted approx 30 mins
Sudbury 5 miles	M25 J27 approx 50 mins





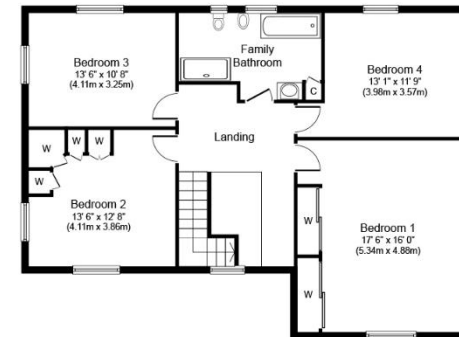




**Ground Floor**  
**Approximate Floor Area**  
**2439 sq. ft.**  
**(226.6 sq. m.)**



**(Above Family Room)**



**First Floor**  
**Approximate Floor Area**  
**1593 sq. ft.**  
**(148.0 sq. m.)**

**Additional information**

Services: Main water, electricity and private drainage  
 Broadband: Fibre to the premise  
 Oil fired heating to radiators.  
 Construction type: Standard brick  
 Broadband speed: up to 900 Mbps (Ofcom).  
 Mobile coverage: EE & Three - Limited (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

**Contact details**

Castle Hedingham (01787) 463404  
 Long Melford (01787) 883144  
 Clare (01787) 277811  
 Leavenheath (01206) 263007  
 Bury St Edmunds (01284) 725525  
 Woolpit (01359) 245245  
 Newmarket (01638) 669035  
 London (020) 7390888  
 Linton & Villages (01440) 784346

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