HONEYWOODS

Hedingham Road, Gosfield, Halstead, Essex, CO9 1PL

Guide price £1,150,000 to £1,195,000

DAVID BURR

Honeywoods, Hedingham Road, Gosfield, Halstead, Essex, CO9 1PL

Honeywoods is a substantial detached house of approximately 4000sqft., set more or less centrally within grounds of approximately 4.6 acres, with a lengthy south facing boundary and large naturally filling pond, located to the periphery of the village of Gosfield.

Significantly extended and altered, Honeywoods is the true definition of house with flexible accommodation, providing multiple reception rooms, and a configuration which would be suitable for multi-generational occupancy, if required. More recent additions including a superb open plan kitchen/living room, and a very impressive extension to the first floor landing with a wonderful feature window facing west, have further enhanced and changed the dynamic of this exceptional family house.

There are also two very useful outbuildings including a substantial storage building and a former stable block harking back to previous equestrian use. The grounds are predominantly lawned rising slightly in elevation from west to east, with Honeywoods sitting atop. A substantial timber door and glazed side light open to a spacious hallway featuring large cloaks cupboard, access to a contemporary cloakroom suite, and stair case ascending to the first floor. Furthermore, from the hallway there are doors providing access to the principal reception rooms.

The sitting room, to the south western side of the house features uninterrupted views over the extensive front garden, formally a paddock, via a large picture style window and patio doors. A substantial fireplace and log burner provide the focal point. In turn this room opens to the dining room, with a patio door to the south, and then on to the recently constructed and highly impressive kitchen/living room. This area is illuminated via two sets of three panel bi-folding doors to the south and east sides. The kitchen which is in contrasting blue and grey, features contemporary shaker style fittings and quartz counter tops with upstands, and a large very striking island, with matching counter top, induction hob and overhead extractor hood. Integrated appliances include full height refrigerator and freezer, double ovens, drinks cooler and dishwasher. A delightful, standout room.

The family room, sits centrally to the house, being the former kitchen, and offers a large yet cosy inclusive space. It is open to the current kitchen/living room, but also provides access back to the entrance hall and also the opposite side of the building, with its myriad of individual rooms. This part of the house comprises the current games room, which could provide for an additional studio with living and sleeping areas. It incorporates an en-suite shower room and via an inner hall leads to an additional kitchen/utility room, which in turns yields a stair case to the first floor level. The inner hall also provides access to the laundry room, and thence the study, further office and finally a plant room.

The first floor gallery style landing features contemporary glass and timber balustrade, and has been substantially modified by the current owner, now incorporating a wonderful seating area to relax and take in the vista, illuminated by four considerable glazed lights set to an oak frame. The principal bedroom shares the extensive views and significant illumination, it also incorporates a dressing area and spacious en-suite feature shower cubicle and individual bath.

Three further very well proportioned bedrooms share direct access from the landing, as does the family bathroom, which also incorporates a shower cubicle and individual bath. The landing then transitions to a passageway and in turn provides access to a further bathroom and double bedroom.

Exterior
Honeywoods is approached via a lengthy stone covered driveway bounded by post and rail fencing which on arrival, continues past the house to the stable block and the outbuilding, providing for a huge amount of parking.

The grounds are predominantly lawned with established boundaries formed ostensibly of young and mature trees. A substantial patio extends along the south side of the house and across the rear. We are advised that the large pond is naturally filling. The stable block has been partially adapted to provide garaging and the very large outbuilding has numerous potential uses, subject to the necessary permission, if required.

Agents Note;
We understand from the current owner, the house was originally constructed on behalf of Jack Wicks (of Tanner & Wicks, notable builders), during the 1960's, thus its quality should be assured. Its architecture and fenestrations of large picture windows, are unmistakenly of that era.

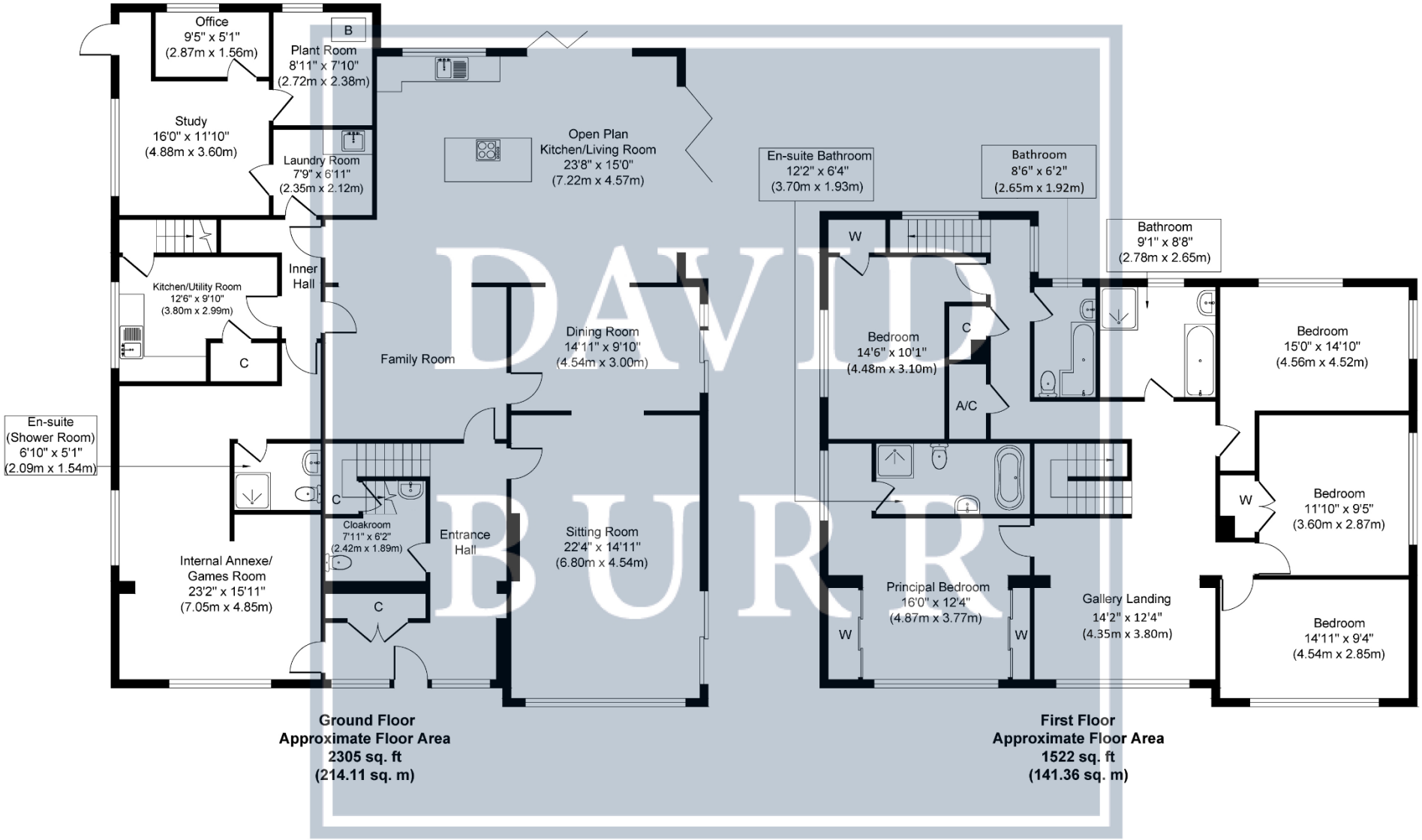
The well presented accommodation comprises:

Sitting room	Kitchen/utility room
Dining room	Potential for multigenerational occupation
Family room	Five bedrooms
Kitchen/living room	Two large outbuildings
Study & office	Approx. 4.6 acre plot (sts)

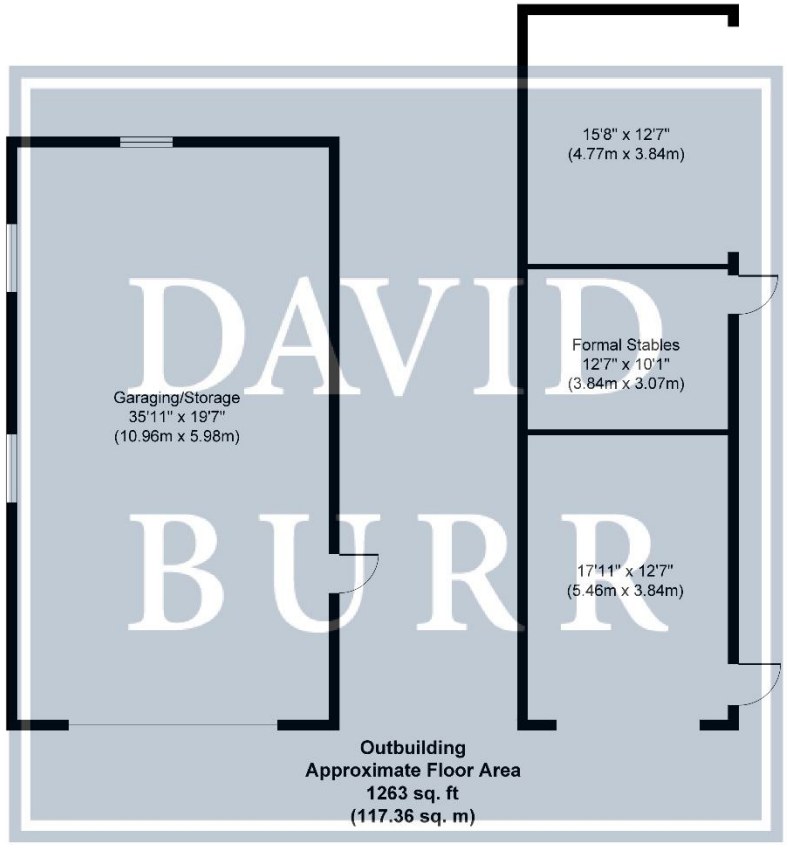
Location
Gosfield is a popular village with a wide range of local amenities including shops, post office, church, public houses, golf course with water skiing lake and three well regarded schools. The nearby towns of Halstead and Braintree provide more extensive facilities. Mainline rail services are available at Braintree, Witham 13 miles and Kelvedon 13 miles.

Access

Halstead 3 miles	Witham-Liverpool St 50 mins
Braintree 5 miles	Stansted approx. 30 mins
Colchester 17 miles	M25 J27 approx. 50 mins



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.
Copyright V360 Ltd 2025 | www.houseviz.com



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.
Copyright V360 Ltd 2025 | www.houseviz.com

Additional information

Services: Main water, electricity and private drainage

Oil fired heating to radiators. EPC rating: E Council tax band: G

Tenure: Freehold

Broadband speed: up to 1800 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (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

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 whatever 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.

DAVID
BURR