

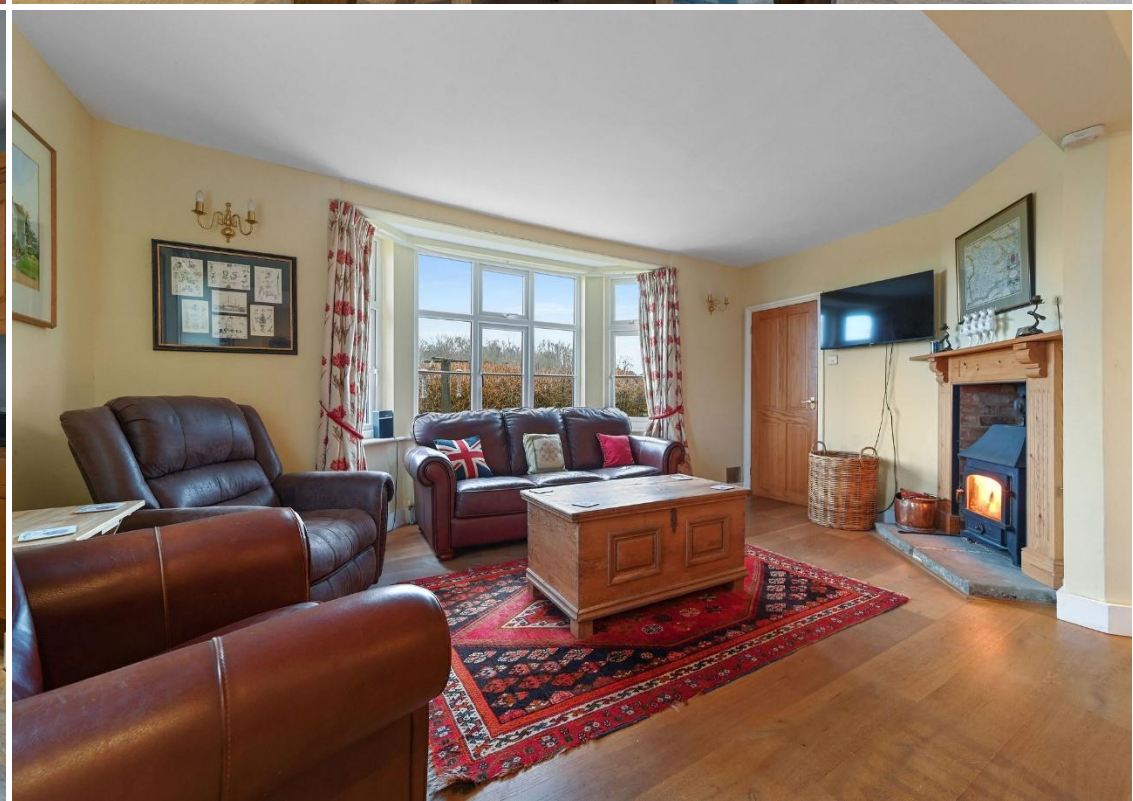


WOODVIEW

Three Chimneys Lane, Ridgewell, Essex, CO9 4PJ

Guide price **£990,000**

DAVID
BURR



Woodview, Three Chimneys Lane, Ridgewell, Halstead, Essex, CO9 4PJ

Woodview is a particularly impressive Victorian detached family home enjoying an absolutely superb location set along a private road with no immediate neighbours and stunning field views on all aspects. The property was originally a pair of farm workers dwellings which has been thoughtfully and cleverly extended to provide a family home of considerable style and substance which is well suited to a variety of modern lifestyles. NO ONWARD CHAIN.

A glazed and panelled door accesses a rear lobby with a square arch opening to a particularly impressive kitchen/breakfast/family room. This is a superb space with a bay window to the south elevation giving stunning views over open countryside. It has an attractive fireplace with a stone hearth and carved wooden surround with an inset woodburning stove. Adjacent to this are oak doors opening to a useful storage cupboard. The dining area benefits from views down the lane with the countryside beyond and a square arch opens to the farmhouse style kitchen. This is extensively fitted with a range of bespoke solid oak units with granite worksurfaces, and upstands and integral appliances to include a 'Falcon' range cooker with a stainless steel splashback with a 'Falcon' extractor hood above, 'Siemens' dishwasher and a fridge/freezer. There is a Belfast sink and a practical central island unit and this area has an appealing tiled floor.

A panelled door opens to an inviting snug which has views to the front elevation and a fireplace with a carved wooden surround, stone hearth and an inset wood burning stove. Adjacent to this is an inner hall with stairs rising to the first floor with an attractive solid oak handrail and spindles adjacent to which is a particularly useful storage cupboard which has a tiled worksurface, sink and a window to the rear. A square arch from the snug accesses a particularly useful study which has oak flooring and French doors leading to the extensive entertaining terrace.

A glazed and panelled door accesses a delightful formal sitting room which benefits from a triple aspect with wonderful views to open countryside and the garden and has French doors set within a bay window opening to the extensive sans stone terrace making it ideal for large scale entertaining. There is an impressive fireplace with a carved marble surround, slate hearth and a wood burning stove.

The remainder of the ground floor comprises a practical utility/boot room which is fitted with a range of floor mounted units with a stainless steel sink, plumbing for a washing machine, space for a dishwasher and further storage cupboards to the wall and a practical tiled floor. A panelled door leads to a well-appointed downstairs cloakroom which is fitted with a wall mounted wash hand basin, a matching WC and this room also houses the oil-fired boiler.

The stairs rise to an attractive galleried landing with a window to the rear elevation which benefits from the stunning views to the grounds and countryside beyond. The principal suite is situated to the rear elevation and is exceptionally spacious. This room benefits from a triple aspect with stunning views in all directions and a range of built in bespoke panel fronted pine and oak wardrobes which provide extensive hanging and storage space. A second door accesses a particularly impressive en-suite family bath/shower room which has an oversized walk-in shower cubicle, an oval ended bath, pedestal wash hand basin, matching WC and is tiled to dado height on one wall.

The second bedroom is situated on the westerly elevation and has a dual aspect with wonderful views and is a particularly impressive room with a fully vaulted ceiling and has a pedestal wash hand basin. Plumbing is in situ which would readily accept an en-suite shower room subject to the necessary consents and regulations being sought. There are two further bedrooms both situated to the front elevation of the property which also have stunning views, one of which has an attractive cast iron fireplace and pedestal wash hand basin.

These three bedrooms are served by a well-appointed family bathroom which has a fully tiled bath surround, a mixer tap and shower attachment, pedestal wash hand basin, matching WC, fully tiled to dado height and has a window to the rear taking in the fantastic views. Accessed from the landing is a particularly large linen cupboard housing the hot water cylinder and providing useful further storage space.

Outside

The property is approached by a wooden five bar gate leading to an extensive area of parking to the east of the property, which in turn leads to a range of substantial and attractive outbuildings. Immediately to the rear of the property is a superb raised sandstone terrace which can be accessed from the drawing room, study and rear lobby which provides an ideal family entertaining space and this is bordered by an attractive mellow brick wall. Beyond are extensive expanses of grass which are dissected by a huge variety of native trees to include, ash, fir, cherry, and a variety of fruit trees. The garden is of a split-level nature with the area to the west being slightly raised then opening to a large flat expanse of lawn with a spinney on the westerly edge. This provides wonderful cover for wildlife which is underplanted with a variety of spring bulbs to include daffodils and snowdrops, which will provide a superb early display. There is an attractive mix of mature hedge against the private lane providing a useful screen and to the east of the outbuildings, there is a further large expanse of lawn which has a variety of trees providing focal points. Beyond this a five-bar gate leads to an attractive spinney on the easterly elevation providing a haven for wildlife.

The outbuildings include a substantial workshop which is fully equipped with power and light and has a first floor storage area accessed by open tread stairs, adjacent to this is a large double bay cart lodge with an oak frame to the front providing useful undercover vehicle storage. To the rear of this building is a practical machinery store which is open fronted and has an overhanging roof and a concrete floor. There is a detached oversized single garage with weather boarded elevations and a slate roof which is equipped with power and light and finally a further useful outbuilding which houses the pump equipment for the private well water supply, a secure log store and an adjoining dog kennel immediately to the rear of which is a fenced enclosure.

The well presented accommodation comprises:

Substantial detached Victorian family home

Superb rural setting on a private lane

Impressive kitchen/breakfast room

Three reception rooms

Principal suite and three further bedrooms

Mature grounds

Workshop and double cart lodge

Single garage and further storage buildings

In all about 2.20 acres (sts)

Agents notes:

The property is accessed via an adopted lane and partly by a private lane. The vendors of Woodview are not liable for any maintenance on the portion of the private lane.

Location

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 around a village green.

Access

Halstead 8 miles

Haverhill 6 miles

Clare 4 miles

Bury St Edmunds 25 miles

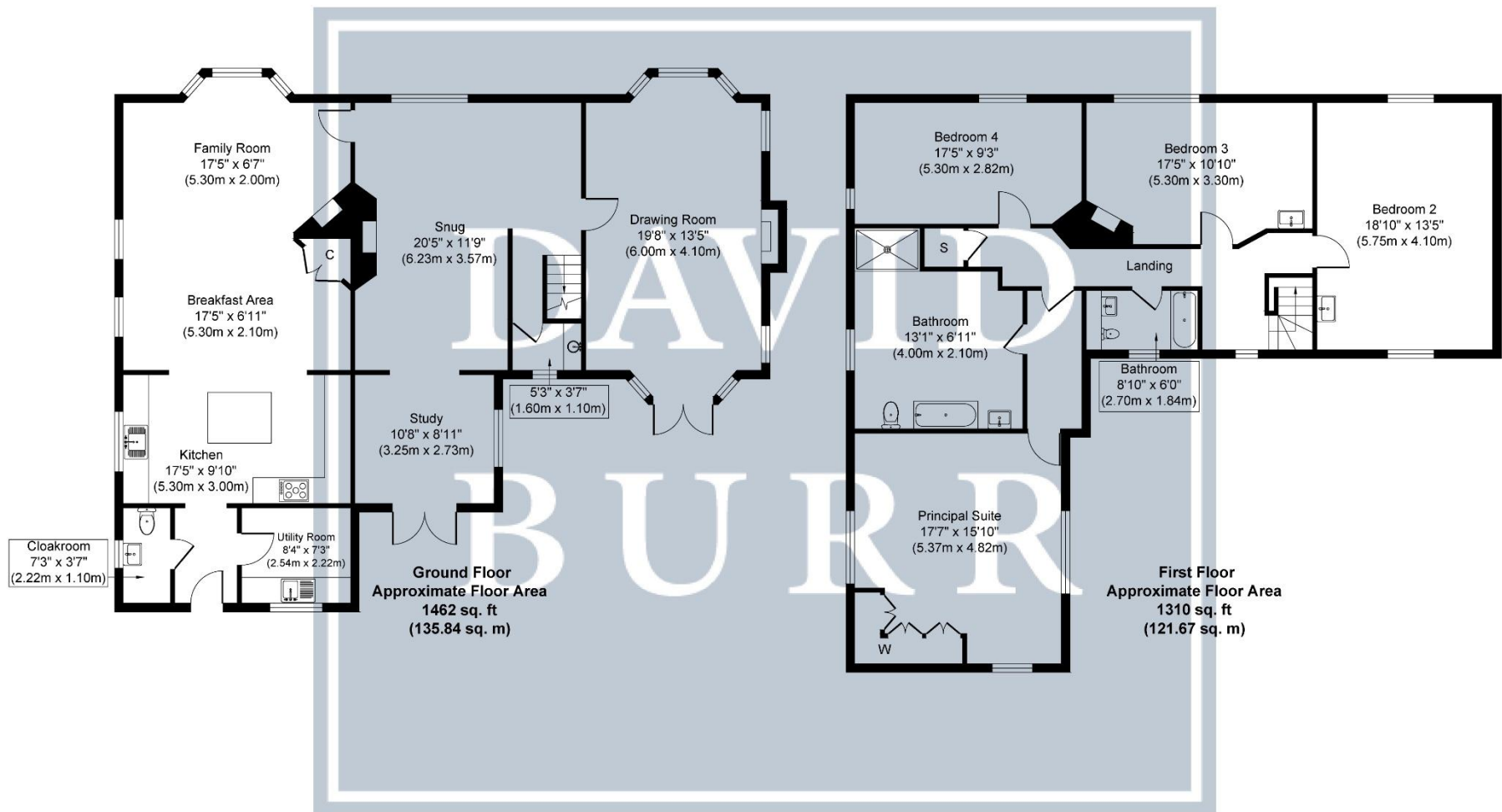
Cambridge 25 miles

Stanstead Airport 30 miles

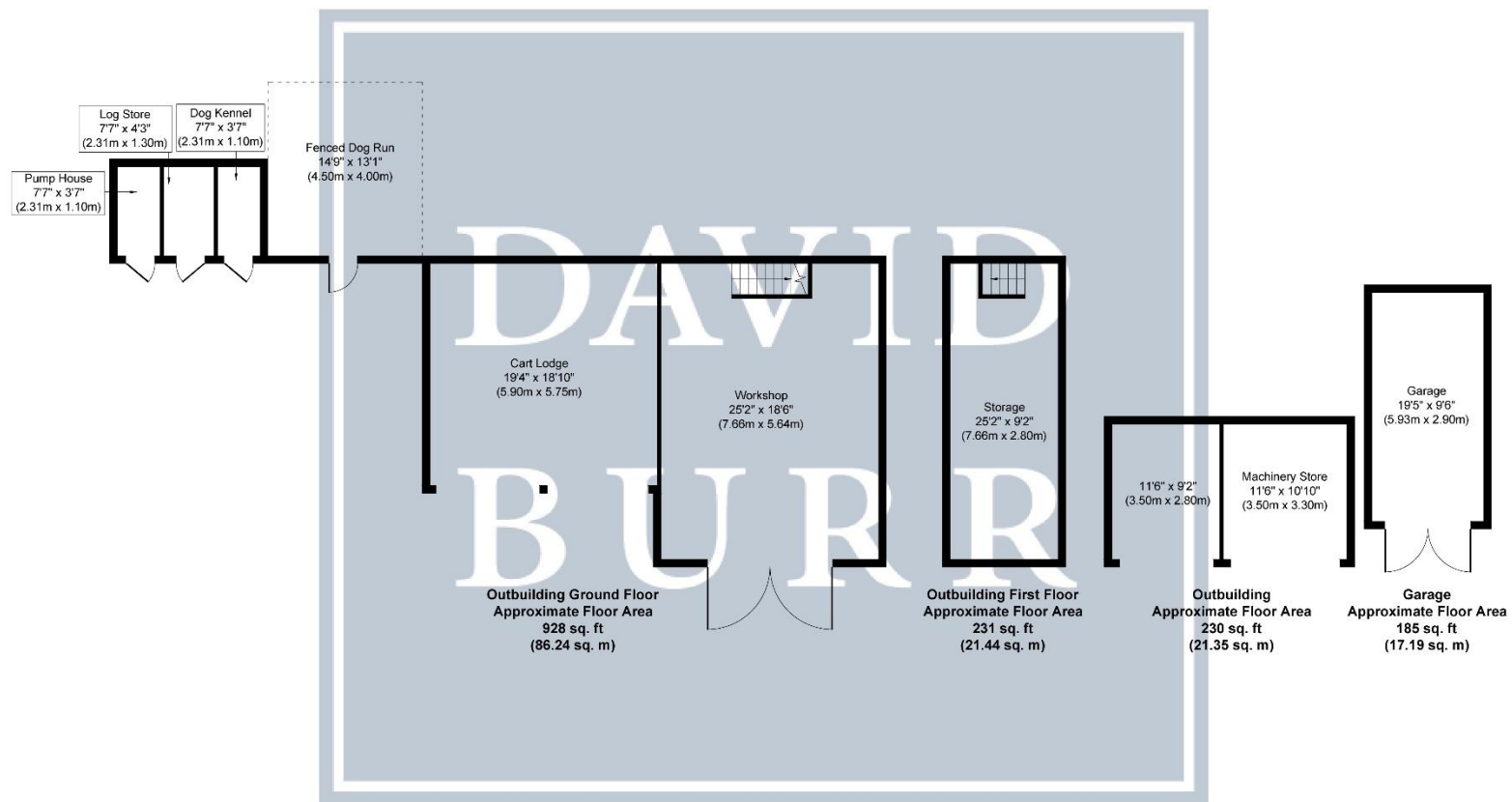








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Additional information

Services: Private water, electricity and private drainage (Klargester)

Oil fired heating to radiators. EPC rating: E

Council tax band: E

Tenure: Freehold Construction type: Standard

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

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