



## ST MARY'S

Toldish Hall Road, Great Maplestead, Essex, CO9 2QZ

Guide Price £700,000

DAVID  
BURR



## St Mary's, Toldish Hall Road, Great Maplestead, Essex, CO9 2QZ

St Mary's is a superbly situated detached family home enjoying a secluded location with wonderful open views, on the periphery of this sought after north Essex village. The property has recently been extended and refurbished in a contemporary style and offers versatile and stylish family accommodation with ample scope for further enlargement subject to planning.

A glazed and panelled door flanked by two large windows leads to the welcoming reception hall which has travertine flooring extending to all of this part of the ground floor, and oak doors to the utility/boot room, cloakroom and rear lobby. There is also a large understairs storage cupboard before entering the open plan kitchen/dining/family room. This benefits from a dual aspect with French doors overlooking the extensive grounds with rolling countryside beyond, and is extensively fitted with a range of bespoke floor and wall mounted kitchen units with granite worktops and upstands, a one and a half bowl sink and a complete range of 'Neff' appliances to include induction hob with extractor hood above, dishwasher, slide and hide oven and a combi microwave grill.

The ground floor is of a split-level nature and accessed from the family area are stairs rising to the first floor and stairs descending to the principal reception room. This is a particularly inviting and welcoming space with oak effect flooring and full width sliding patio doors to the southerly elevation taking in breath taking views of the grounds and rolling countryside beyond. There is an impressive wood burning stove in the corner which provides a focal point and a further window overlooking the front elevation.

Accessed from the reception hall is a well-appointed family cloakroom with travertine flooring, a rectangular sink set within a vanity unit and folding oak doors leading to a useful storage cupboard. Adjacent to this is a practical boot room which has extensive hanging and storage space and a door to the rear garden, and a fully tiled utility room which has floor mounted units, a single bowl stainless steel sink and plumbing for a washing machine and space for a vented tumble dryer.

The first floor is accessed via a split-level landing with a large picture window overlooking the front garden and an open void seeing down to the principal reception room. The main bedroom is situated on the southerly aspect of the property and has a glazed door with a Juliet balcony giving magnificent views over rolling countryside, oak effect flooring and a door to a large walk-in wardrobe. There is a well-appointed ensuite bathroom, with a tiled bath surround, wall mounted rectangular sink with vanity unit beneath, and a matching WC. The second bedroom is situated on the northerly elevation and is of a generous size with a large window overlooking the grounds and has a door to a walk-in wardrobe. The third bedroom is situated to the rear of the property overlooking the woodland, and these two bedrooms are served by a lavishly appointed family shower room with marble effect tiling, a large walk-in shower cubicle, free standing rectangular sink with a vanity unit and a matching WC.

### Outside

The property is approached via an extensive drive and two pairs of five bar gates, with the first pair leading to an area of parking directly in front of the house. This is flanked by mellow red brick walls leading to a raised low maintenance garden.

The garden has large areas of gravel for seating adjacent to brick and sleeper borders which are planted with a variety of shrubs and perennials, along with neatly clipped box hedging and a path which leads to the second area of parking and gives access to the workshop/garage.

The grounds of the property are an absolute delight and comprise extensive areas of lawn which are flanked by a beautiful mellow red brick wall on the southerly elevation providing complete privacy and seclusion. There is an extensive entertaining terrace which is accessed via the sliding patio doors in the principal reception room which provides a perfect family entertaining area. Adjacent to this is a beautiful herbaceous border with a variety of shrubs and perennials providing year-round interest and colour, and beyond the terrace are large expanses of lawn. To the northerly elevation of the property is an attractive woodland area which has been left in a natural state, and it boasts a variety of bulbs to include snow drops and daffodils. The property sits centrally within its plot and to the rear is a further gravelled terrace flanked by herbaceous borders.

The garage/workshop provides extensive storage space and is fully equipped with power and light and can accommodate three vehicles. There are also electric vehicle charging points. St Mary's was built on the site of a large Victorian manor house and some of the foundations of the previous structure still remain and could be used to provide useful ancillary accommodation subject to any necessary planning consents if required.

The well presented accommodation comprises:

|                                     |                                 |
|-------------------------------------|---------------------------------|
| Contemporary family home            | Superb edge of village location |
| Modern finishes throughout          | Beautiful mature grounds        |
| Stunning kitchen/family room        | Useful workshop/garage building |
| Scope for further enlargement (STP) | Wonderful open views            |
| Principal suite                     | In all about 1.70 acres (sts)   |

### Location

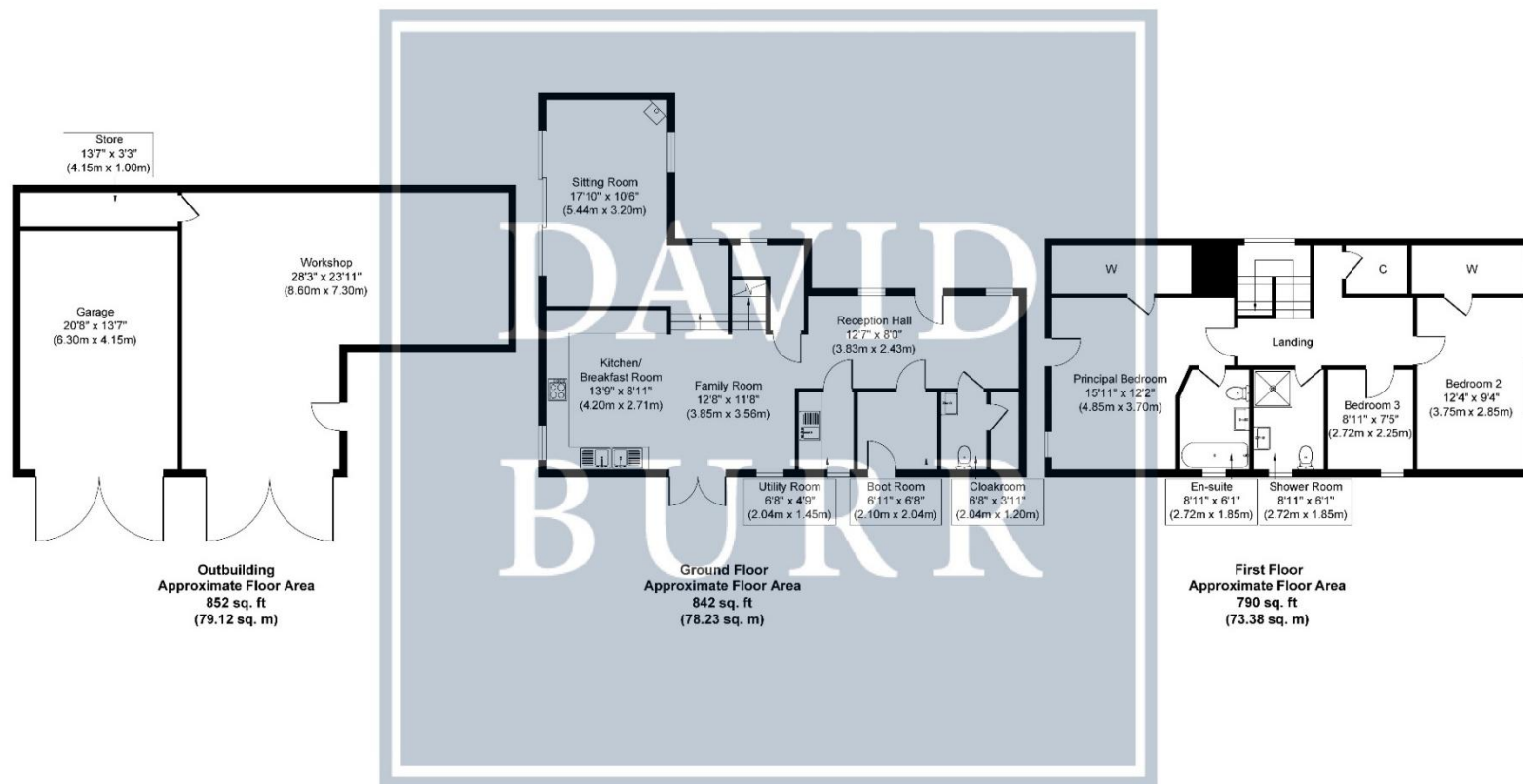
Great Maplestead, which in the past has been awarded Best Kept Village in Essex, is undeniably attractive and thriving village with a good community feel and local amenities include a highly regarded primary school. The nearby market towns of Halstead, Sudbury and Braintree provide further amenities and services to include a mainline service to London Liverpool Street from the latter.

### Access

|                   |                           |
|-------------------|---------------------------|
| Sudbury 7 miles   | M25 J27 approx 50 minutes |
| Halstead 3 miles  | Colchester 17 miles       |
| Braintree 7 miles | Stansted approx 30 minute |







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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### Additional information

Services: Main water, electricity and private drainage (septic tank)

Electric heating to radiators (underfloor heating throughout)

Broadband: Fibre to the premise Construction type: Brick

EPC rating: E Council tax band: D 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](http://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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**DAVID  
BURR**