



THE LONGYARD

The Green, Wickham St Paul, CO9 2PT

Guide price £725,000

DAVID
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The Longyard, The Green, Wickham St Paul, Halstead, Essex, CO9 2PT

The Longyard is a substantial detached chalet style property enjoying a superb location in the centre of this popular and sought after village overlooking the village green and equally set between the infamous Spencer's Farm Shop and the Victory public house.

A practical glazed porch with a tiled floor provides useful coat and boot space beyond which is a glazed and panelled door leading to the exceptionally spacious reception hall which has oak effect flooring, a dado rail and an impressive staircase with wrought iron spindles and mahogany handrail rising to the first floor and a glazed door leading to a rear porch beyond which is the garden. The principal reception rooms are all accessed from the reception hall with the sitting room being particularly generous in its proportions and having a large picture window to the front elevation overlooking the front garden and the village green. There is a superb Indian mahogany parquet floor, a fireplace with a marble and pine surround with an inset woodburning stove on a tiled hearth, windows to the side elevation and a glazed door accessing a conservatory to the rear which has a tiled floor, wonderful views to the rear garden and French doors leading to a second conservatory which has French doors to the rear terrace. In addition, there are a range of floor mounted units in this conservatory, plumbing for a washing machine and a door to the boiler room.

There are two further spacious reception rooms to the front elevation, firstly the family room which is adjacent to the sitting room and has an attractive carved wooden effect fire surround with an inset tiled hearth and open fireplace and a window staking in views to the village green. Adjacent to this is a well-proportioned dining room which has built in bookcases and shelves and a large picture window to the front giving views to the village green. Opposite the dining room is the kitchen/breakfast room which is fitted with a range of floor and wall mounted units with integral appliances to include a 'Bosch' hob with extractor hood above, 'Bosch' oven and grill, a one and a half bowl sink, attractive wood effect work surfaces and extensive tiled splashbacks. There are windows giving views to the rear garden and an appealing tiled floor.

The remainder of the ground floor comprises a spacious cloakroom which is accessed via the reception hall which has a vanity unit with storage beneath, matching WC and a useful storage cupboard.

The first floor is equally impressive with the stairs rising to a spacious galleried landing which has a window to the rear elevation giving views to the rear garden and beyond and oak doors to a particularly useful storage cupboard. The principal suite is situated above the main sitting room and has a dual aspect with wonderful far-reaching views across the village green and beyond and is fitted with a built-in wardrobe and a bespoke range of wardrobes and cabinets with an in-built dressing table. A second door leads to a particularly large walk-in wardrobe which has extensive hanging and shelving space. Adjacent to the principal bedroom is a well appointed fully tiled shower cubicle with a tiled floor, oversized walk-in shower cubicle, vanity unit with storage beneath and a matching WC. Adjacent to this is a second landing storage cupboard housing the hot water cylinder. There are three more spacious double bedrooms two of which are situated to the front elevation and have views over the village green, one of which has a vanity unit and extensive wardrobe storage and the remaining bedroom with additional storage.

The remaining bedroom is situated to the rear of the property and has views over the garden and has a vanity unit and extensive storage. These three bedrooms are served by a well-appointed family bathroom which is fully tiled, has an inset bath and mixer tap, pedestal wash hand basin, matching WC and tiled floor.

Outside

The property is approached via an attractive pair of wrought iron gates hung on brick piers which access an extensive gravel drive which in turn leads to the detached double garage which is equipped with an electric roller door and side personnel door.

To the front of the property is an large south and west facing terrace providing the perfect evening seating area and a mellow read brick wall which segregates a large area of lawn and vegetable garden which has five rectangular beds. There is mature hedge screening to the front which provides a high degree of privacy.

Rear access is afforded on both sides of the property to the wonderful secluded rear garden. There is a large terrace accessed via the lobby and the conservatory which provides a perfect family entertaining area adjacent to which is a purpose built barbeque. Beyond this are large expanses of lawn which are dissected by mature shrub and herbaceous borders which provide year-round interest and colour. To the western side of the garden is an attractive ornamental pond with a waterfall adjacent to which are well stocked herbaceous borders. To the rear of the garden is a wonderful willow tree which provides a focal point and offers shade beneath.

To the rear of the double garage is a useful storage shed which is equipped with power and light beyond which are two greenhouses flanked by vegetable borders. In the far corner is an appealing summer house which has a veranda placed to take advantage of the afternoon and evening sunshine. There is also a further storage shed.

The well presented accommodation comprises:

Spacious detached family home	Three further double bedrooms
Superb location in a popular village	Large mature garden
Impressive sitting room with log burner	Detached double garage with electric roller door
Two further reception rooms	Ample parking
Principal bedroom with dressing room	

Location

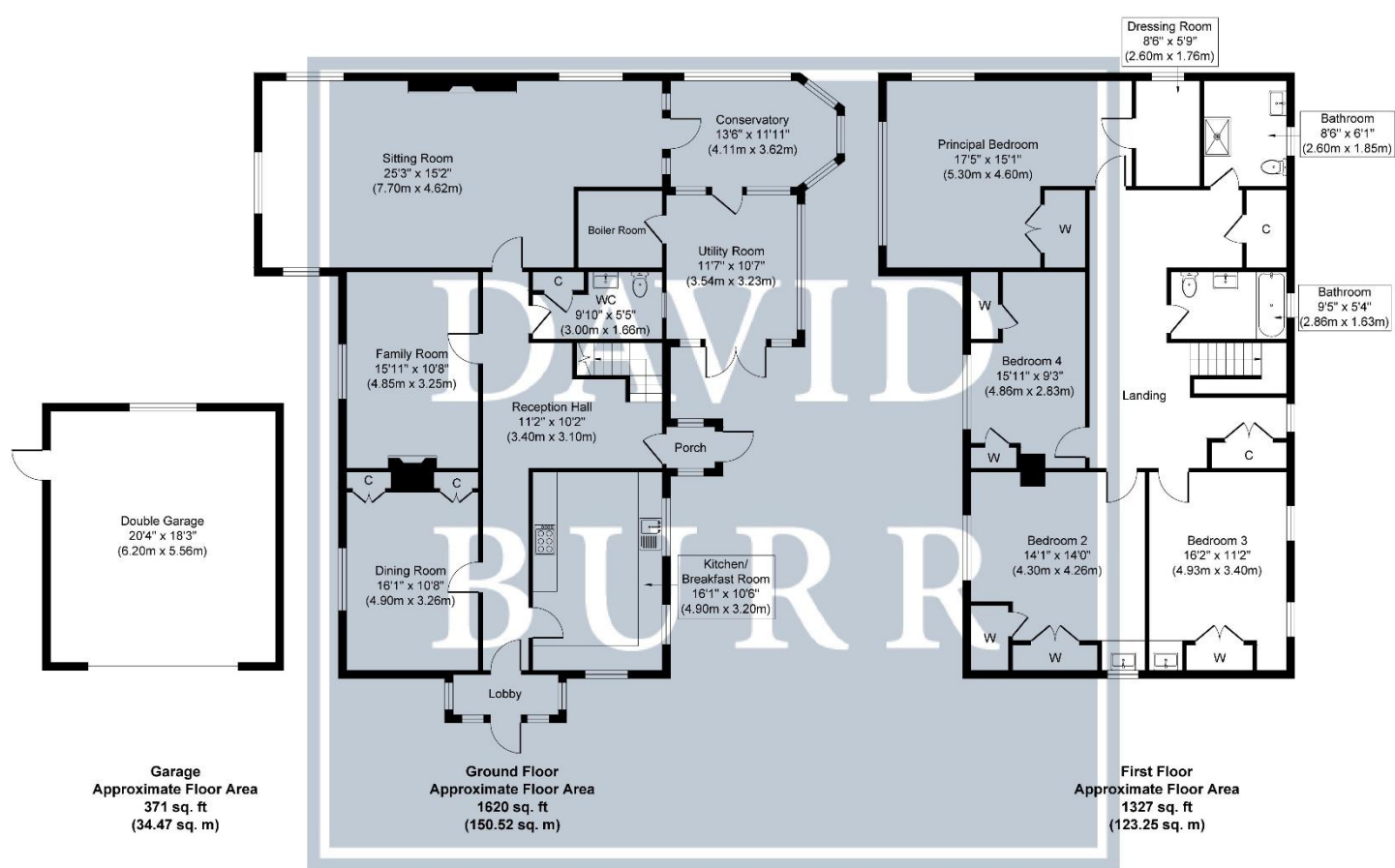
Wickham St Paul is a most attractive village characterised by a variety of vernacular architecture surrounding the pretty village green. Local amenities include a pub, parish church, post office and farm shop/tea room. A variety of facilities are available at Halstead or the market town of Sudbury which lies just 3 miles to the North and offers many facilities which include a commuter rail link.

Access

Sudbury 4 miles	Colchester 15 miles	Halstead 5 miles
Braintree 9 miles	Sudbury – Liverpool St 60 mins	Stansted approx. 45 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.

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Additional information

Services: Main water, electricity and drainage

Oil fired heating to radiators. EPC rating: D

Council tax band: E Broadband: Fibre

Tenure: Freehold Construction type: Standard, brick

Broadband speed: up to 1000 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

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