



65 THE CAUSEWAY

Toppesfield, Halstead, Essex, CO9 4DZ

Guide price £375,000

**DAVID
BURR**



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65 The Causeway is a delightful Victorian cottage enjoying a pleasant location within this popular and sought after North Essex village with attractive rural views to both the front and rear. The property has been exceptionally well cared for by the current owners and offers a unique blend of Victorian charm and contemporary modern design with a stunning extension to the rear. NO ONWARD CHAIN

A solid oak door opens to the charming reception hall which has brick flooring, the original staircase rising to the first floor under which is a useful storage cupboard and room for coat and boot storage. A four panelled door accesses a cosy dining room which has a stainless steel cylindrical stove forming a focal point set within the fireplace and this is flanked by pine bookcases with drawers beneath and shelving to the other side of the fireplace, there is appealing brick flooring and a large casement window giving views to the front garden and countryside beyond. The kitchen is situated in the centre of the property and has been set out in a contemporary style with stainless steel worksurfaces with shelving beneath, two circular sinks and a stainless steel 'Gaggenau' oven, a 'Gaggenau' hob with extractor hood above, plumbing for a washing machine, painted brick walls and attractive brick flooring.

A square arch opens to the stunning contemporary modern extension which has a fully vaulted ceiling with twin conservation rooflights, four floor to ceiling slit window openings and glazed French doors leading to the rear garden and a beautiful oak floor. This is a truly wonderful room and could be used for a variety of purposes such as a family room and dining room or an appealing formal sitting room.

The ground floor accommodation is completed by a charming bathroom which has a Velux window, tiling to one wall and painted brick to the other, a rectangular sink with vanity unit beneath, a bath with shower above and a close coupled matching WC which has contemporary style floating shelving above.

The attractive original pine staircase leads to a galleried landing which has a window to the front elevation giving views to the countryside beyond. The principal bedroom is situated to the front elevation of the property and has a complete range of bespoke floor to ceiling fitted wardrobes with ample hanging and storage space, a window to the side elevation and original pine floorboards. The second bedroom is situated to the rear of the property and has views over the back garden and fields beyond and benefits from a fully vaulted ceiling and a beautiful range of bespoke drawers and storage units.

The property is approached via a paved drive which provides parking for two vehicles and this is flanked by an attractive mixed native hedge with a paved path continuing down the side of the property to give rear access. A brick path leads to the front door and this is flanked by a low maintenance sleeper bed which has gravel and planting to include dwarf pine trees and ornamental grass and a pleasant seating area to the rear.

Outside

The rear garden is a stunning example of design layout and styled in a contemporary nature with a large decked entertaining terrace accessed via the principal reception room providing a perfect private entertaining space which is flanked by mature hedging. Beyond this is a large gravelled path adjacent to which is a large 'L' shaped raised bed which has specimen shrubs and trees which provide year-round interest and colour. Bordering this is a low-level water feature with iris and lilies, beyond which is a second raised decked terrace and paved patio which provide a seating area which allows the occupants to take advantage of the afternoon sun. This area is bordered by a neatly clipped native hedge with some bamboo plants providing a focal point beyond which are open views across the fields.

To the south east side of the rear garden is a substantial workshop/home office which has a contemporary design with a corrugated roof with Velux windows and part boarded and corrugated elevations. There are two accesses to the building and it could readily provide a perfect home office, studio or workshop if required.

The well presented accommodation comprises:

Stunning contemporary rear extension	Professionally landscaped gardens
Original period features	Impressive outbuilding with scope (STP)
Two reception rooms	Off road parking
Two bedrooms	

Location

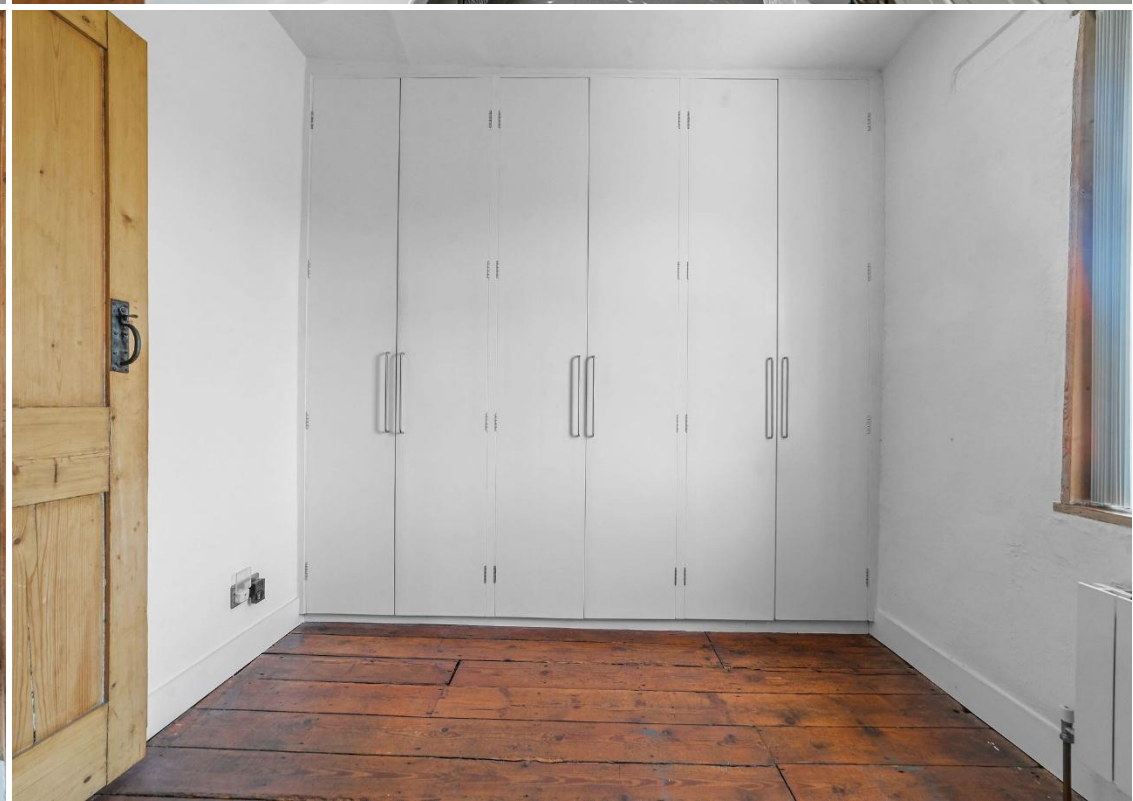
The peaceful village of Toppesfield has a public house, primary school, shop, post office and church. The nearby market towns of Halstead and Braintree provide for more extensive needs, including a mainline station to London Liverpool Street from the latter as does Witham (15 miles) and Saffron Walden which is a very pretty town providing good shopping and services.

Access

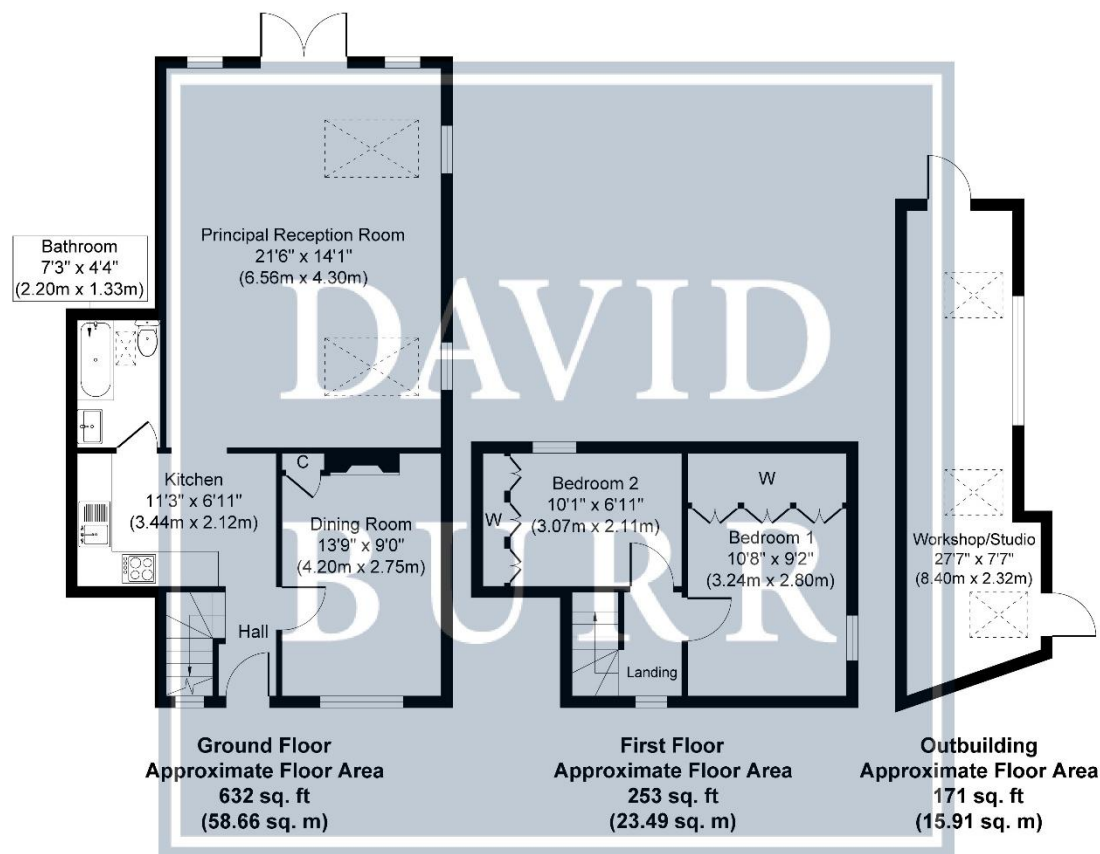
Halstead 8 miles	Audley End – Liverpool St 60 mins
Braintree 12 miles	Stansted approx 30 mins
Saffron Walden 12 miles	M25 J27 approx 50 mins

Agents notes:

The property benefits from a ‘HIVE’ heating control system.







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: B Broadband: Fibre to the premise

Tenure: Freehold Construction type: Standard brick

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

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