



Church Road | Gosfield | CO9 1TL

FINE & COUNTRY

OVERVIEW

Set within the sought-after village of Gosfield, this elegant four-bedroom detached family home offers generous living space, thoughtful design and a versatile layout ideal for modern family living.

With three reception rooms, two en-suite bedrooms and a wonderful connection to the garden via the conservatory, this home delivers comfort, space and an inviting atmosphere throughout.









STEP INSIDE

The welcoming entrance hall immediately sets the tone, bright and spacious. The lounge is an impressive feature of the home, offering generous proportions, dual-aspect light and French doors that open directly onto the garden, creating a seamless connection between indoor and outdoor living.

Flooded with natural light and overlooking the garden, the conservatory serves as a peaceful retreat suitable for year-round use.

The kitchen is well configured with ample storage and preparation space, complemented by a useful utility room with external access.

The central dining room is perfectly placed for both everyday meals and formal entertaining. A separate study/playroom provides valuable flexibility, whether for home working, hobbies or additional relaxation space. A ground floor cloakroom completes the downstairs accommodation.

Ascending to the first floor, a spacious landing leads to four well-appointed bedrooms. The principal bedroom benefits from its own en-suite, offering privacy and convenience. Bedroom two also features a private en-suite, ideal for guests or older children. Bedrooms three and four are generously sized, each served by a modern family bathroom, making this an exceptionally balanced first-floor layout.



STEP OUTSIDE

STEP OUTSIDE

The conservatory opens directly onto the generous private mature garden and patio area offering the perfect setting for outdoor dining.

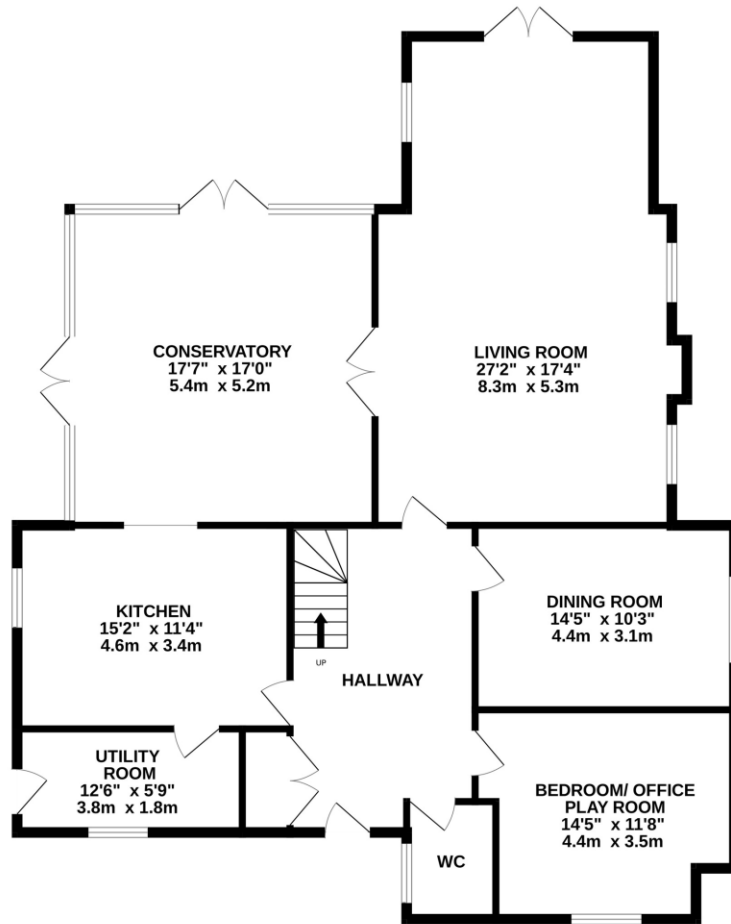
LOCATION

The home is set within the picturesque village of Gosfield. The village offers a range of amenities including a village shop, cafés, a welcoming pub and the highly regarded Gosfield School, an independent day and boarding school.

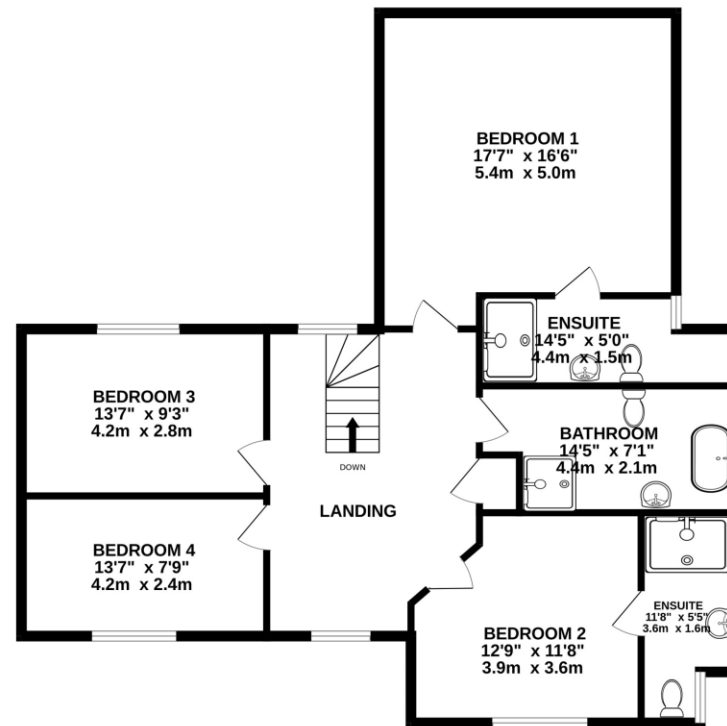
The property is within easy access to Gosfield Lake and scenic woodland walks, while nearby Halstead, Braintree and Sudbury provide extensive shopping, dining and leisure facilities.

The area benefits from excellent transport links with rail services to London Liverpool Street available from Braintree, Witham and Kelvedon. The A120 and A12 are also within easy reach, connecting effortlessly to major routes.

GROUND FLOOR
1482 sq.ft. (137.7 sq.m.) approx.



1ST FLOOR
1051 sq.ft. (97.6 sq.m.) approx.



TOTAL FLOOR AREA : 2533 sq.ft. (235.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ELLIOT LEVY
SENIOR PROPERTY
CONSULTANT

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