



**The Grove House, High Street, Great Yeldham, HALSTEAD, CO9 4EY**



*welcome to*

## The Grove House High Street, Great Yeldham HALSTEAD

### Entrance Porch

Door to front aspect. Doors giving access to the utility room and games room.

### Games Room

16' 4" x 7' 9" ( 4.98m x 2.36m )

Window to front aspect. Leads through to the lobby.

### Lobby

Stairs leading to first floor front landing with understairs cupboard. Doors leading to the study and lounge.

### Utility Room

20' 6" max x 15' 8" max ( 6.25m max x 4.78m max )

Windows to front and side aspects. Doors giving access to the entrance porch and lobby.

### Lounge

17' 6" max x 17' max ( 5.33m max x 5.18m max )

Window to side aspect. Fireplace with woodburner.

Doors giving access to the lobby and hallway.

### Study

10' 8" x 14' 4" ( 3.25m x 4.37m )

Two windows to side aspect. Cupboard. Doors giving access to the hallway and lobby.

### Hallway

Stairs leading to the first floor with understairs cupboard. Door to garden. Window to side aspect.

Doors giving access to the lounge, study and cloakroom. Leads through to the kitchen.

### Cloakroom

Two windows to side aspect. Suite comprising wc and hand basin.

### Kitchen

22' 3" x 16' 4" ( 6.78m x 4.98m )

Windows to the side aspect. Range of wall and base units with work surfaces over. Door giving access to the pantry. Leads through to the garden room.

### Garden Room

32' 8" x 9' 1" ( 9.96m x 2.77m )

Windows to the rear aspect. Door leading to the garden.

### Front Landing

Doors giving access to bedrooms 1, 4, 5, 6 and box room. Bedrooms 2 & 3 to rear landing. Stairs leading the mezzanine.

### Bedroom One

9' 8" max x 17' 7" max ( 2.95m max x 5.36m max )

Windows to side aspect. Built in wardrobes. Door leading to the en-suite.

### En-Suite

Window to side aspect. Suite comprising bath with shower over, wc and wash basin.

### Bedroom Four

11' 3" max x 13' 4" max ( 3.43m max x 4.06m max )

Window to side aspect. Built in wardrobes. Doors leading to bedroom 5 and to the front and rear hallways.

### Bedroom Five

11' 1" x 6' 2" ( 3.38m x 1.88m )

Window to front aspect. Doors leading to bedroom 4 and the landing.

### Bedroom Six

6' 5" x 8' 5" ( 1.96m x 2.57m )

Window to front aspect.

### Box Room

10' 1" x 6' 1" ( 3.07m x 1.85m )

### Mezzanine

8' 5" x 6' 5" ( 2.57m x 1.96m )

### Rear Landing

Window to side aspect. Doors giving access to bedrooms 2, 3 and bathroom.

### Bedroom Two

14' 4" x 17' 7" ( 4.37m x 5.36m )

Window to rear aspect. Fireplace.

### Bedroom Three

16' max x 10' 8" max ( 4.88m max x 3.25m max )

Windows to rear and side aspects. Built in wardrobes.

### Bathroom

Window to side aspect. Suite comprising bath, wc and wash basin.

### Annex:

#### Porch

6' 2" x 9' 1" ( 1.88m x 2.77m )

Two windows to side aspect. Door to front aspect. Door leading to the open/plan kitchen/living area.

### Open Plan Living/Kitchen Area

27' 8" max x 28' 5" max ( 8.43m max x 8.66m max )

Three windows and door to side aspect. Stairs leading to the first floor. Doors giving access to bedroom 3/study and shower room. Cupboard.

### Bedroom Three / Study

9' 1" x 6' 2" ( 2.77m x 1.88m )

Two windows to side aspect. Door leading to the shower room.

### Shower Room

Suite comprising shower cubicle, wc and wash basin.

### Landing

Doors to:

#### Bedroom 1

15' 7" x 14' 1" ( 4.75m x 4.29m )

Windows to the side and rear aspect.

#### Bedroom 2

14' 1" x 9' 1" ( 4.29m x 2.77m )

Windows to the side and rear aspect.

### Shower Room

Window to the side aspect. Suite comprising shower cubicle, wc and wash basin.

### Front Garden

Gravel driveway.

### Rear Garden

Generous size garden with lawn, shrubs and mature trees.

Nestled in the charming village of Great Yeldham, this substantial detached residence offers 6 generously sized bedrooms, a self-contained 3 bedroom annex ideal for guests or extended family. ample parking for four vehicles plus a car port and a substantial mature garden.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)





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**The Grove House, High Street,  
Great Yeldham, HALSTEAD**

- Detached house
- 6 Bedrooms
- 3 bedroom annex
- Parking for 4 cars
- Carport

Tenure: Freehold EPC Rating: E  
Council Tax Band: G

**£900,000**



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