



### 3 NEW COTTAGES

Sudbury Road, Gestingthorpe, Essex, CO9 3BJ

Guide price £325,000

DAVID  
BURR



### 3 New Cottages, Sudbury Road, Gestingthorpe, Essex, CO9 3BJ

3 New Cottages is a charming Victorian property believed to date from 1851 and occupies a superb position on the periphery of this popular and sought after village and displays a number of attractive period features throughout. NO ONWARD CHAIN.

A glazed and panelled door accesses a lobby which has a slate floor and sunken Coia matt, a ledge and board door opens to the sitting room which is situated on the front elevation of the property and has views to the front garden and countryside beyond. There is an attractive open fireplace with a tiled hearth and pine surround and this is flanked by some original cupboards which provide useful storage space and there is attractive original brick work to the walls, a large sash window to the front elevation and oak effect flooring.

A second ledge and board door accesses the spacious kitchen/breakfast room which is fitted with a range of floor and wall mounted shaker style units with wood effect tops and integral appliances to include a 'Russell Hobbs' hob, a 'Beko' oven and grill, single bowl stainless steel sink, plumbing for a washing machine and dishwasher and a useful understairs storage area. There is attractive original brickwork to the walls with a fireplace recess and further cupboards providing useful storage. and oak effect flooring. There is a window to the rear elevation giving views to the garden and a glazed and panelled door accesses the useful conservatory which has a slate floor and French doors to the terrace and garden beyond.

Stairs from the lobby rise to the first floor to a landing from which the bedrooms are accessed. The principal bedroom is situated to the rear of the property and has a part vaulted ceiling and a window over looking the garden and open countryside beyond. The remaining two bedrooms are situated to the front elevation with the second bedroom having an attractive original cast iron fireplace with mantle above and a sash window giving views to the front garden and countryside beyond. The third bedroom on the front elevation also benefits from the views and has built in cupboards, hanging space and a useful bunk style bed with storage beneath. The three bedrooms are served by a well-appointed family bath/shower room which has a window to the rear elevation, a fully tiled bath enclosure with a shower above, pedestal wash hand basin, matching WC, oak effect flooring and a useful linen storage cupboard.

#### Outside

The property is approached via a gravel drive which in turn provides parking and leads to the detached garage with an up and over door. To the front of the property is an attractive lawn with a laurel hedge providing a boundary between number 3 and number 4 and an appealing resin bond path accessing the front door.

The rear garden is a delight and has a brick terrace immediately beyond the conservatory which is ideal for entertaining adjacent to which is a raised decked area and a bamboo screen. A restored well has a date inscription of 1851 and a safety grid over the well and provides an attractive focal point. Beyond this are large expanses of lawn with several evergreen shrubs to the side which provide structure and colour and these include rose bushes and a mahonia. To the rear of the property is a raised vegetable garden beyond which are open views across countryside.

The well presented accommodation comprises:

Secluded location in sought after village	Useful conservatory
Characterful accommodation	Attractive garden with terrace
Well presented throughout	Countryside views
Spacious kitchen breakfast room	Single garage and parking
Sitting room with open fireplace	

Agents notes:

The property benefits from a pedestrian right of way through the garden of number 4, this is seldom used.

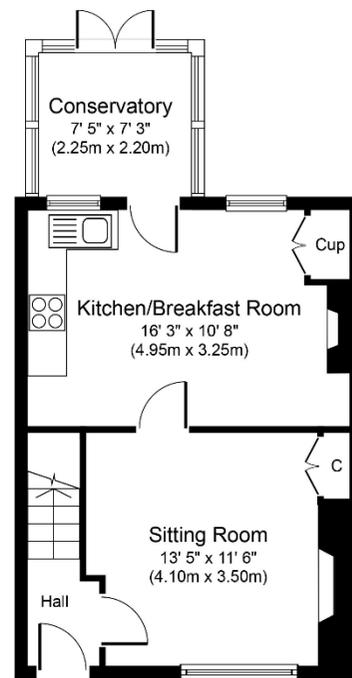
#### Location

Gestingthorpe is a most attractive rural village with 'The Pheasant' restaurant, parish church and village green. The market towns of Sudbury with commuter rail link and Halstead are close by as is Braintree with mainline station and many amenities and services.

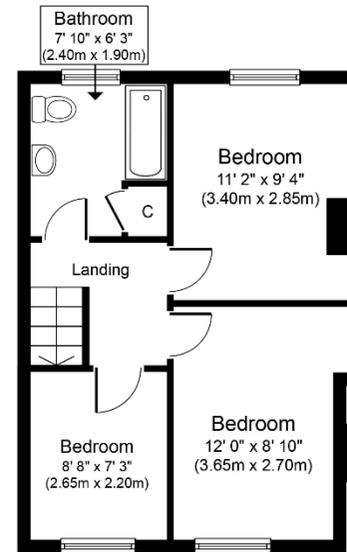
#### Access

Halstead 5 miles	Braintree 9 miles
Sudbury 5 miles	Braintree – Liverpool St 60 mins
Stansted approx 30 mins	M25 J27 approx 50 mins





**Ground Floor**  
**Approximate Floor Area**  
**431 sq. ft.**  
**(40.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**366 sq. ft.**  
**(34.0 sq. m.)**

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. 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: C Broadband: Fibre to the premise

Tenure: Freehold Construction type: Standard brick

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, Three (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

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**DAVID  
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