



17 MEADWAY

Gosfield, Halstead, CO9 1TQ

Guide price £675,000

**DAVID
BURR**



17 Meadway, Gosfield, Halstead, Essex, CO9 1TQ

A substantial detached family home enjoying a pleasant location within this popular and sought after village. The current owners have greatly enhanced the property with a stunning extension to the rear ground floor and the property provides versatile family accommodation which is suitable for a wide range of modern lifestyles.

A glazed and panelled door flanked by a full height window accesses the reception hall, which is L shaped and has herringbone oak effect flooring, stairs rising to the first floor and a large storage cupboard suitable for coats and boots. From the reception hall there are attractive glazed French doors to the formal sitting room which benefits from a dual aspect, and has views to the front and rear via large windows flanked by glazed panels. It is a light and attractive room and has an attractive limestone fireplace which provides a focal point which has a carved surround, granite hearth and inset wood burning stove. A panelled door from the reception hall accesses a wet room which is fully tiled with a large walk-in shower, vanity unit with a rectangular sink, matching WC and extensive storage together with illuminated mirror above.

The kitchen is situated to the rear of the property and housed within the original build, before an impressive square arch opens to the stunning ground floor extension. This has a fully vaulted ceiling and is glazed to the apex on both elevations and there are two sets of sliding doors which access the extensive terrace making it ideal for family entertaining. In addition, there are five Velux rooflights which flood the room with light making it a wonderful bright family entertaining space. To the northerly aspect of the room is a full width media console with a granite top above which is a contemporary style 'Barbas' gas fire with a flue running through the ceiling. The ceilings are enhanced by attractive structural Douglas Fir joists which greatly add to the rooms appeal.

The kitchen is extensively fitted with a range of contemporary style units with a complete range of 'Siemens' integral appliances to include, an oven and grill, combi microwave, induction hob, dishwasher and twin full height fridge and freezers. There is an impressive island unit within the centre of the kitchen and extensive storage to the walls and floor. A glazed and panelled door from the kitchen accesses an impressively large utility room which is fitted with a range of floor and wall mounted units and has plumbing for a washing machine, space for a tumble dryer, a one and a half bowl sink and a door to the side and to the front of the house. In addition, a cupboard houses a hot water cylinder and the heating system. A further door leads to a well-appointed shower/cloak room with a large walk-in shower cubicle, vanity unit with matching WC, storage and a tiled floor.

The first floor is equally appealing with stairs rising to a spacious landing which has a window to the front giving views across the village roofline. The principal bedroom benefits from a dual aspect and has views to the wonderful rear gardens and village roofline, and has twin doors opening to lavishly appointed ensuite shower room with a fully walk in oversized shower cubicle, rectangular undermount sink within a quartz top with an oak storage unit beneath, and a matching WC. There are three further bedrooms on this floor with two generously proportioned bedrooms to the southerly elevation, one looking towards the front, and one to the rear over the gardens, and there is a fourth bedroom/dressing room which has views to the rear garden and woodland beyond. These bedrooms are served by a well-appointed family bath/shower room which is fully tiled, has a double oval ended bath, a large walk-in corner shower cubicle, a vanity unit with a 'Corian' top and oval sink with storage beneath and a matching WC.

Outside

The property is approached via an in out drive which is extensively paved providing parking for up to six cars and has attractive herbaceous borders to the side which provide year-round interest and colour and a central border to the front with a small ornamental tree providing a focal point. Side access is granted on both sides of the property via pedestrian gates.

The rear garden is an absolute delight and benefits from a south and westerly aspect enabling it to take advantage of the afternoon and evening sunshine. Immediately to the rear of the property is an extensive entertaining terrace which can be accessed by both the formal sitting room, breakfast room and family room to the rear. Adjacent to this on the southerly elevation are raised sleeper beds which have a variety of shrubs and plants to include climbing roses, bamboo, and holly. Beyond the terrace are large expanses of lawn which are interspersed with a variety of trees to include silver birch, hazel, and a fruit tree to the rear. There are extensive borders of evergreen plants segregating the garden and to the rear of the garden with a south facing aspect is an impressive pergola structure which has a paved floor which provides the perfect exterior entertaining area. Adjacent to this is a large L shaped outbuilding which is currently used as a workshop and storage space but could readily provide office space if required.

Agents notes:

Integral annexe accommodation could readily be made utilising the utility room, shower room, and part of the ground floor extension, subject to any necessary planning consents. There are photo voltaic panels on the roof, which are linked to a feed in tariff, further details can be supplied on request.

To the rear of the garden is a public footpath, all the properties on this side of the road have placed their garden fences on the edge of the path, so the path is outside their garden, but within their land registry title.

The well presented accommodation comprises:

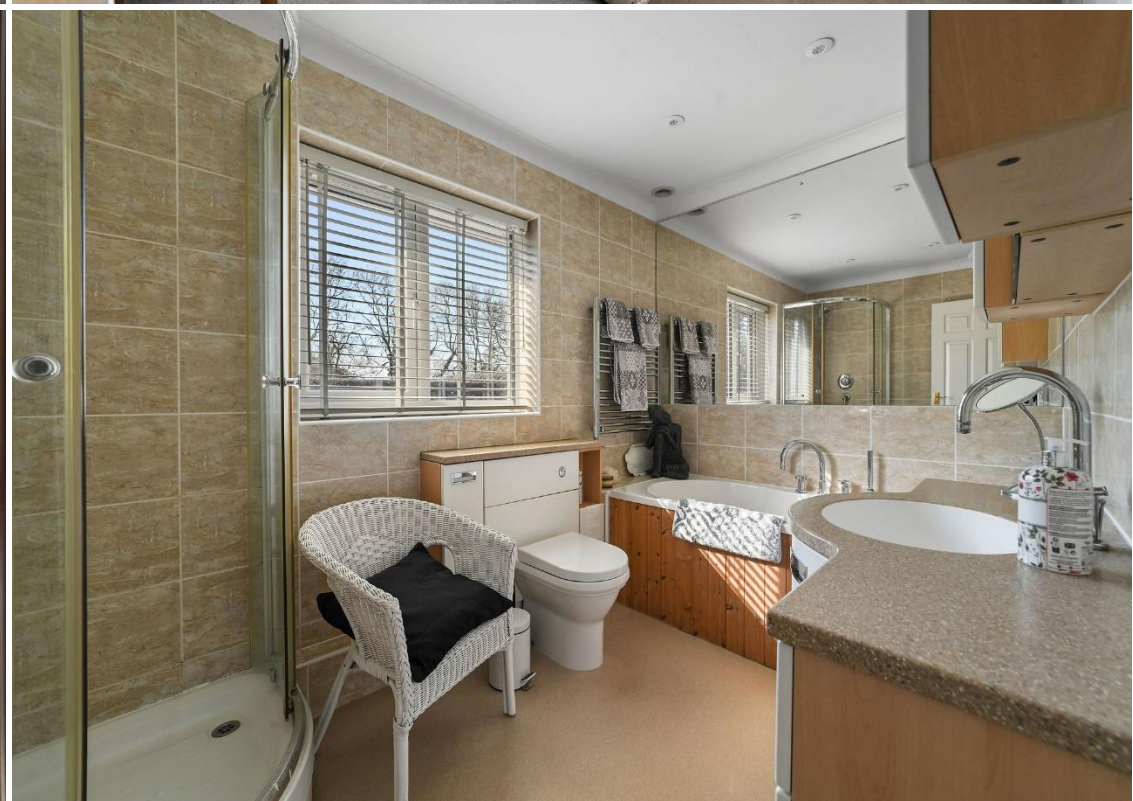
Popular village location	Integral annexe potential (STP)
Formal sitting room	Large established west facing garden
Principal suite	Extensive parking
Four bath/shower rooms	

Location

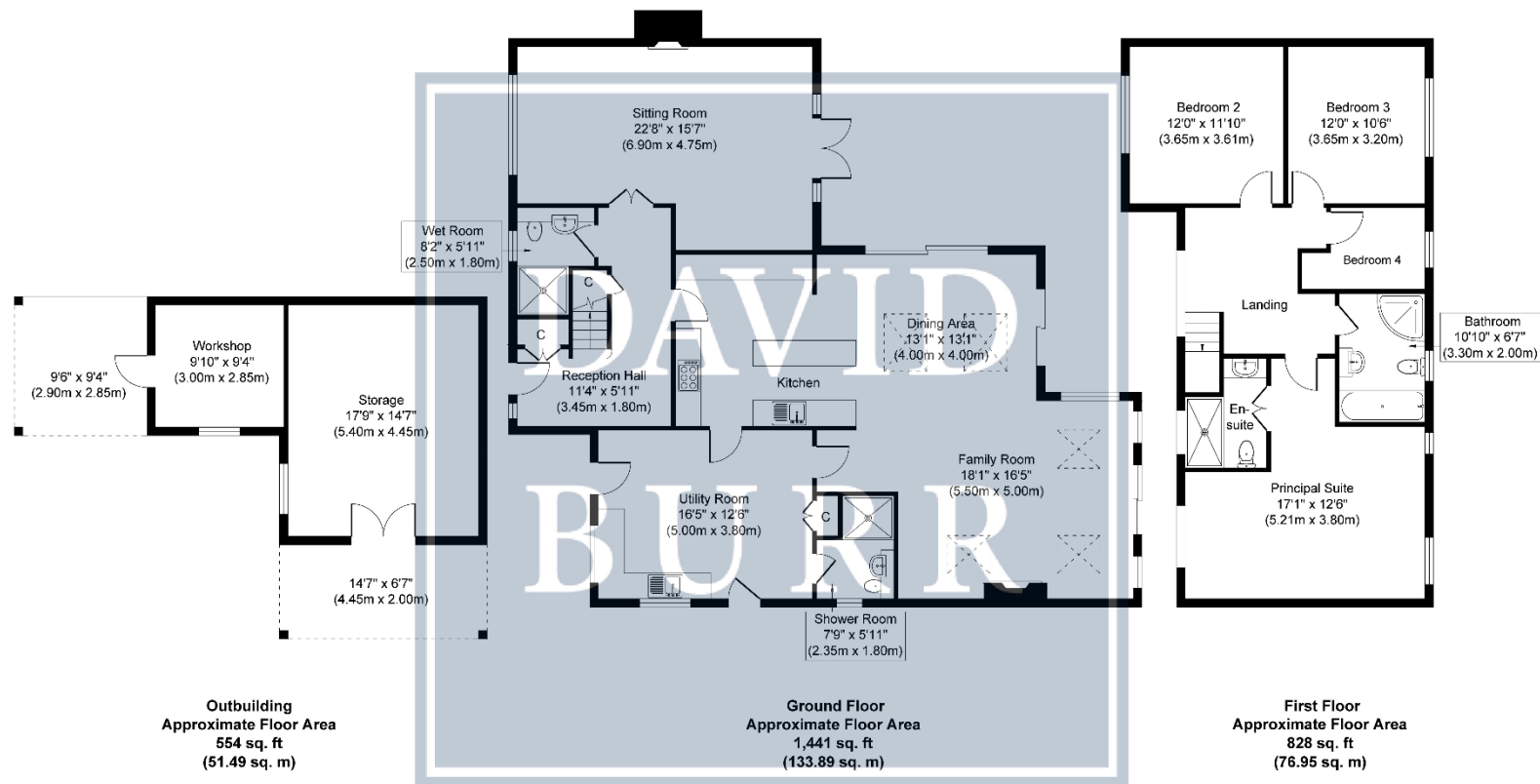
Gosfield is a popular village with a range of local amenities including community shop / Post office; Church; Public House; Golf Course; Lake with Water Skiing; Premier Wedding Venue and three well regarded schools. The nearby towns of Halstead and Braintree provide more extensive facilities. Main line rail services are available at Braintree, Witham 13 miles and Kelvedon 13 miles.

Access

Halstead 3 miles	Witham-Liverpool St 50 mins
Braintree 5 miles	Stansted approx. 30 mins
Colchester 17 miles	M25 J27 approx. 50 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

Gas fired heating to radiators. EPC rating: B Council tax band: E

Tenure: Freehold

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

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