



## LONG ACRE

Audley End, Gestingthorpe, CO9 3AU

**Guide price £650,000**

DAVID  
BURR





## Long Acre, Audley End, Gestingthorpe, Essex, CO9 3AU

Long Acre is an attractive detached property built in 1927. It enjoys a superb elevated position on the periphery of this popular and sought after village on the Suffolk/Essex border. The property occupies a fabulous mature plot with established planting, and has wonderful commanding views over the rolling countryside. It would be fair to say that this is a particularly unique opportunity as the property has not been offered to the open market for more than 30 years.

The property is accessed via an open lobby with a carved oak lintel above with the date 1927 inscribed into it. Entry is via a solid oak front door, flanked by a leaded light window, leading to the entrance hall. The entrance hall is a particularly inviting area and has a beautiful elm staircase with carved spindles and decorative balustrades rising to the first floor galleried landing.

The principal reception room is situated to the rear of the property and benefits from a south and easterly aspect enabling it to take advantage of the views to the garden. There is a dual aspect with a door accessing the rear, and a large bay window with a window seat. It has a feature fireplace with a marble hearth and an 'Adam' style carved wooden mantle.

The dining room is situated to the front of the property and has a south and westerly aspect overlooking the grounds and fields beyond. There is a large bay window to the front elevation and a window to the side. The former fireplace has now been concealed.

The kitchen/breakfast room is partly housed in a later addition and has a northerly aspect with windows taking advantage of the rolling fields and views beyond. It is extensively fitted with a range of oak floor mounted units, and has a single bowl sink and plumbing for a washing machine. It has a tiled floor and offers a spacious relaxed family area. A feature arch opens to an attractive breakfast room which has views to the rear garden, a large understairs storage cupboard and an especially appealing built in pine dresser. The 'Grant' boiler is also housed in the breakfast room.

From the kitchen a glazed and panelled door leads to a rear lobby which houses the cloakroom, tiled to dado height with a matching suite. Beyond is a useful lobby/storage area with a door to the back garden.

The first floor is equally appealing and has a beautiful galleried landing accessed via the elm staircase and a window giving wonderful views towards the Suffolk border. There is also a large laundry cupboard accessed from the landing.

The principal bedroom is situated to the front of the property and has a dual aspect with a large bay window on the westerly elevation giving views to the front garden and beyond. This is flanked by an attractive leaded port hole window. There is a large wardrobe which provides extensive storage space.

The two remaining bedrooms are situated to the rear and side elevations and both have attractive views to the grounds. The bathroom is situated to the rear and is fitted with a matching suite with a shower over the bath, pedestal wash hand basin and matching WC.

### Outside

The property is approached via a drive with a turning area to the front and extends to the side accessing the detached tandem garage/workshop. The grounds at Long Acre are a true delight and benefit from a variety of mature specimen trees. To the front are attractive maples and a small oak tree. A gravel path surrounds the house on the west and southerly elevation, beyond which are large expanses of lawn and mature neatly clipped hedges on all sides. To the rear of the property is a further hedge which is flanked by herbaceous borders with a walk through, beyond which are further large expanses of lawn with neatly arranged beds which contain a variety of topiary evergreen shrubs which provide year round colour and interest.

There is an appealing wrought iron arch with a climber, adjacent to which is a beautiful magnolia tree. The remainder of the garden comprises large expanses of lawn with mature boundaries and an attractive oak tree to the rear which provides a focal point. There is a large detached brick built tandem garage with a pitch tiled roof which benefits from a storage area to the rear. Beyond this is some hard standing and the oil tank.

In all about 0.91 of an acre (sts).

### Agents notes:

Long Acre provides an absolutely unique opportunity for a purchaser to acquire a substantial detached property in a fabulous location which requires an element of upgrading and improvement.

The property is well-suited for enlargement subject to the necessary planning consents being sought.

### 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.

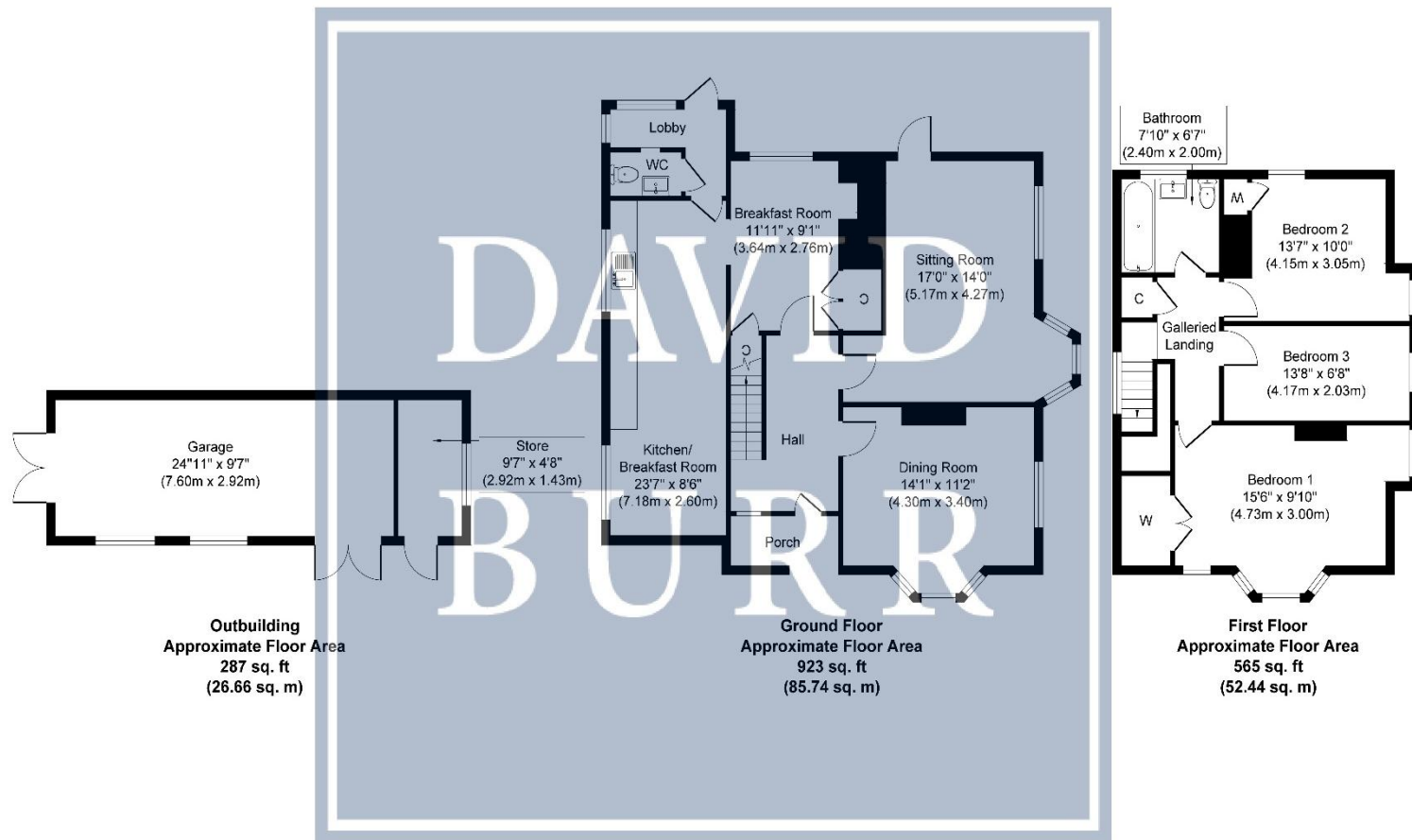
### Access

Halstead 5 miles	Braintree – Liverpool St 60 mins
Braintree 9 miles	Stansted approx 30 mins
Sudbury 5 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 private drainage (Septic tank)

Oil fired heating to radiators. EPC rating: TBC Council tax band: F

Tenure: Freehold

Broadband speed: up to 900 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone - Limited (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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