



Crofters
Ridgewell, Essex

DAVID
BURR



Crofters, Mill Road, Ridgewell, Halstead, Essex CO9 4SG

Ridgewell is an attractive, well served village with a pub, parish church, school and new Village Hall with recreational facilities. There is a variety of period architecture centred round a village green. Nearby towns include Halstead (about 8 miles), Haverhill 6 miles and Clare about 4 miles. Ridgewell is approximately 25 miles from Bury St. Edmunds, Cambridge, Colchester and Chelmsford and approximately 30 miles from Stanstead Airport.

This beautifully presented high specification four bedroom detached house offers a range of contemporary accommodation including oak doors, slate flooring, underfloor heating, bespoke kitchen, bathroom and wood burning stove. The property has been extensively modernised and extended in recent years. It further benefits from off-road parking for several vehicles and large attractive gardens.

A substantial 2,350 sq. ft detached house presented in excellent condition.

Entrance into:

ENTRANCE HALL: With slate flooring and underfloor heating. Stairs to first floor with clever storage cupboard under, decorative niches and leading to:

SITTING ROOM: A spacious partially vaulted open-plan room with slate flooring, underfloor heating and large bespoke fitted oak bookcase and storage cabinet. Raised woodburning stove set upon a slate tiled hearth and full height triple glazing with sliding doors and remote controlled full height feature blinds, offering a delightful vista over the rear gardens.

DINING ROOM: Slate flooring and underfloor heating, skylight windows and a bespoke fitted oak wine rack.

KITCHEN/BREAKFAST ROOM: Stylishly fitted with a range of units under quartz worktops with a double sized Franke sink inset with filtered water tap. Integrated appliances include a five ring induction hob with extractor over, NEFF combi oven, steam oven, warming drawer, dishwasher, undercounter fridge, American style fridge/freezer and a tambour cupboard. An underlit central preparation island with quartz worktop over with breakfast bar, slate tiled flooring and underfloor heating.

OFFICE: Partially vaulted and fitted with a range of bespoke oak shelving, large triple glazed tilt and turn windows to the rear aspect, featuring slate flooring and underfloor heating.

UTILITY ROOM: With a further range of units under worktop with ceramic sink inset and space and plumbing for a washing machine. Large storage cupboard with door to the rear. Slate flooring with underfloor heating.

CLOAKROOM: Villeroy & Boch WC, fitted units with Corian top with inset wash basin and extensively tiled walls and floor.

First Floor

LANDING: With airing cupboard, access to the loft space and doors to:

MASTER BEDROOM: A spacious double bedroom with His and Hers built-in wardrobes and **En-Suite Shower Cubicle**. Outlook over fields.

BEDROOM 2: A bright double room with a range of fitted wardrobes and outlook to the rear.

BEDROOM 3: A spacious double aspect room with oak veneered flooring.

BEDROOM 4: A further bedroom with outlook to the rear.

SHOWER ROOM: Stylishly fitted with a double shower cubicle, Villeroy & Boch vanity unit, mirrored cabinet and WC. Heated towel rail, limestone tiled walls and bamboo floor.

Crofters, Mill Road, Ridgewell, Halstead, Essex CO9 4SG

Outside

The property is approached via a gravel driveway providing parking and turning for several vehicles. A high-level hedge encloses the lawned front garden. Access via both sides of the property lead through to the predominantly lawned rear garden with a range of deep bedded borders interspersed with fruit trees, deep flower beds and dining terraces, ideal for Al Fresco entertaining as well as a range of practical outbuildings including storage sheds and a log store. **AGENT'S NOTE:** The property has PV panels generating free electricity and extra income as well as a solar thermal panel providing a boost to water heating. The PV panels generate free electricity during daylight hours. In addition, the Government FITS (Feed In Tariff Scheme) provides the house owner with a quarterly tax free income based on the electricity generated, currently averaging £2,460 per annum which is index linked for the duration of the agreement.

SERVICES: Main water and drainage. Main electricity connected. Oil-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band B. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Braintree District Council, Town Hall, Fairfield Road, Braintree CM7 3YG. Telephone: 01376 552525.

COUNCIL TAX BAND: F. £2,963.48 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 58 mbps download, up to 10 mbps upload. **Phone Signal:** Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: A covenant is in place with regard to giving access to neighbouring property for maintenance/repairs.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None.

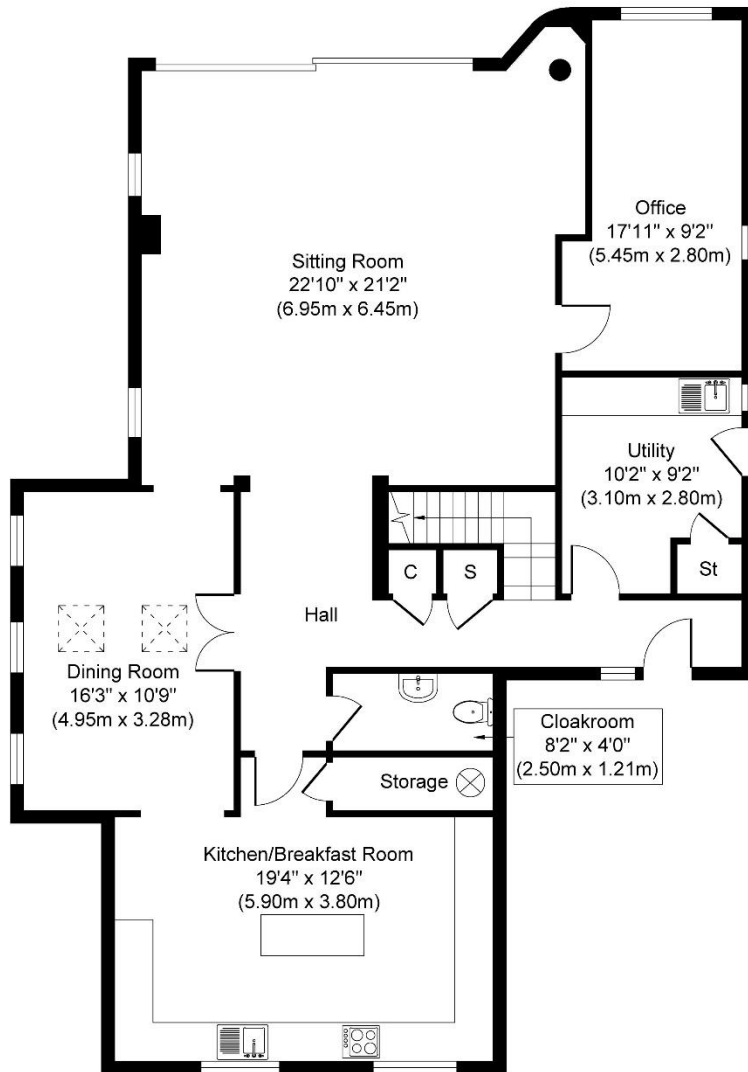
FLOOD RISK: None.

COALFIELD OR MINING AREA: None.

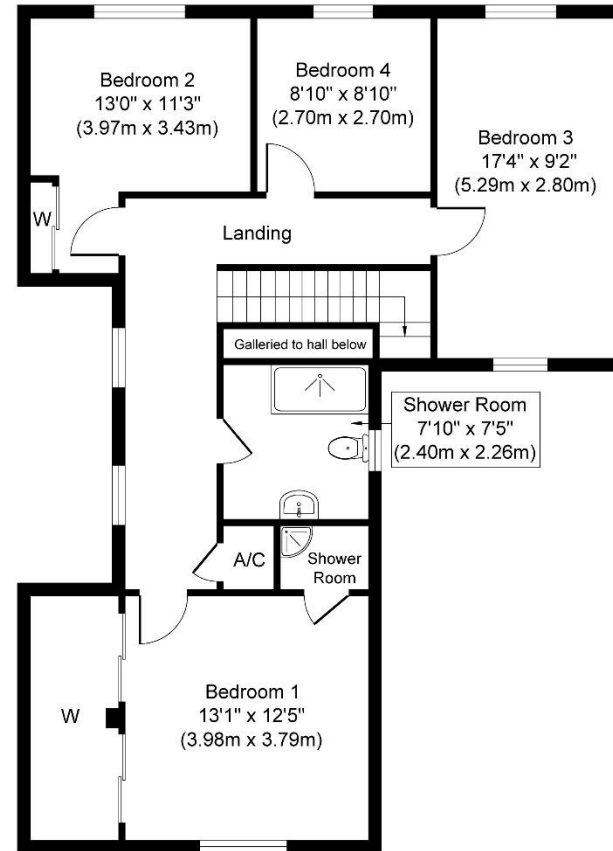
ACCESSABILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Ground Floor
Approximate Floor Area
1,485 sq. ft
(138.0 sq. m)



First Floor
Approximate Floor Area
872 sq. ft
(81.0 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. 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.

