

DAVID
BURR



Madura Cottage

Ridgewell, Essex

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Mill Road, Ridgewell, Halstead, Essex

This beautifully restored home offers the perfect blend of traditional charm and modern living, creating a peaceful haven ideal for relaxation. Set in a tranquil corner of Essex, this distinctive property sits on a generous 0.41-acre plot, complete with a versatile annexe and meticulously landscaped gardens- an idyllic retreat for families or those seeking a countryside escape.



- A beautifully restored Grade II listed period home
- Perfect blend of traditional charm and modern living
- Annexe accommodation
- Meticulously landscaped gardens
- Thatch restoration completed in 2023
- In all about 0.41 acres.

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INTERIOR

An inviting entrance lobby that leads into the heart of the home. The spacious SITTING ROOM is warm and welcoming, featuring a traditional brick fireplace with an attractive gas stove, exposed timbers, and open studwork flowing into the adjacent STUDY/LIBRARY. This dual-aspect room boasts elegant oak flooring and further exposed beams-ideal for quiet reading, relaxing, or working from home. The character continues into the DINING ROOM. A striking space enhanced by rich timber detailing and exposed brickwork, with stairs leading to the first floor. KITCHEN. A well-appointed kitchen features timeless Shaker-style units, granite worktops, a butler sink, electric oven, and a four-ring gas hob, with space for all modern appliances. A WALK-IN PANTRY. Along with a water softener and filtration system. Slate flooring enhances the room's classic aesthetic. Adjacent to the kitchen, the BREAKFAST ROOM. CONSERVATORY offers a delightful setting for informal dining, with tiled floors and double doors that open out onto the garden. A central inner hall leads to a stylish ground-floor BATHROOM. With a white suite, alongside a handy airing cupboard.

Upstairs, you'll find FOUR thoughtfully designed BEDROOMS. The master bedroom is a generous retreat featuring fitted wardrobes and an en-suite shower room. Bedroom two includes charming exposed beams and built-in shelving. Bedroom three has both exposed timbers and a built-in wardrobe, while Bedroom four offers similar features with access to loft space.

THE ANNEXE

Beautifully presented, the annexe offers fantastic flexibility- ideal as a home office, guest accommodation, or private rental. This open-plan space features oak flooring, granite worktops, base units with a butler sink, and a stylish shower room. With previous use of the orchard as a private garden, and parking at the front of the gravel drive, it provides a fully independent living option.



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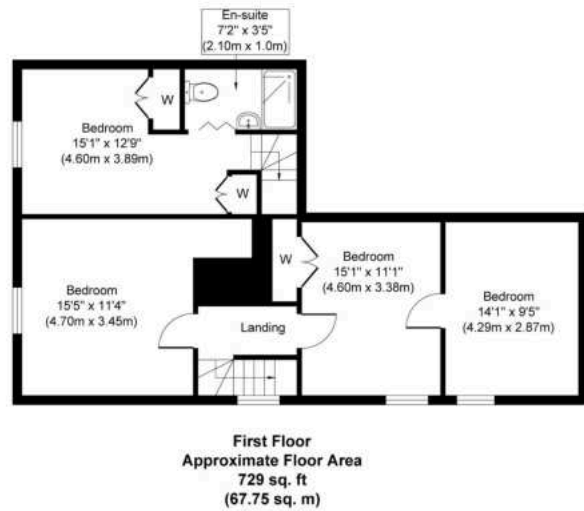
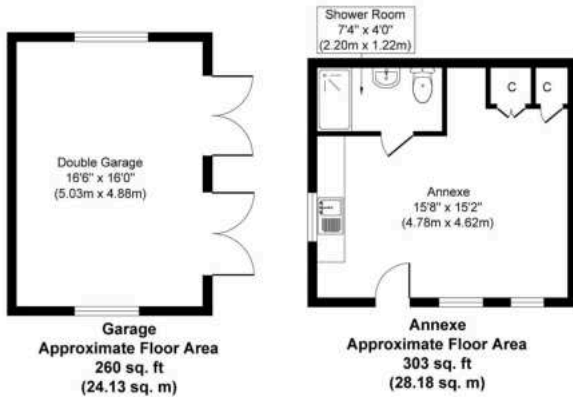
EXTERIOR

The property is approached via a gravel driveway with ample parking and a DOUBLE GARAGE. The expansive gardens are beautifully maintained, featuring manicured lawns, mature trees, vibrant flower beds, and well-stocked borders.

A range of outdoor seating areas invites you to enjoy the space, including a large oval dining terrace with a pergola, a vegetable garden with a shed, and an enchanting octagonal summer house. A tranquil pond and a private gate leading directly to the village green complete this truly special setting.



Floorplan



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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Ridgewell is an attractive, well served village with a pub, parish church and school. There is a variety of period architecture centred round a village green. Nearby towns include Halstead (about 10 miles), Haverhill 5 and Clare about 4 miles. Approximately 25 miles equal distance from Ridgewell is Bury St. Edmunds, Cambridge, Colchester and Chelmsford.



Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Oil-fired heating and LPG gas serving the cooker.
NOTE: None of these services have been tested by the agent.

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

COUNCIL TAX BAND: F. £3081.78 per annum.

PROPERTY POSTCODE: CO9 4SG.

TENURE: Freehold.

CONSTRUCTION TYPE: Wood frame.

COMMUNICATION SERVICES: (Source Ofcom):
Broadband: Yes. Speed up to 76 mpbs download, up to 19 mpbs upload. Telephone 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 telephone services by visiting <https://checker.ofcom.org.uk/>

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:
None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None.

FLOOD RISK: None.

ACCESSIBILITY 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



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