



HORNBEAM HOUSE

Brook Farm Close, Halstead, CO9 2ST

Offers in the Region of £850,000

DAVID
BURR



Hornbeam House, Brook Farm Close, Halstead, CO9 2ST

Completed in 2020, Hornbeam House is a superb detached family house, of approximately 2800 sqft., commissioned by the current owners and discreetly tucked away, in the corner of a quiet cul-de-sac, which is towards the outskirts of the market town. The property features five bedroom and four en-suite facilities, a wonderful open plan kitchen/dining/living room, in addition to a separate sitting room and very spacious and grand entrance hallway. The house and grounds have been fastidiously maintained and are beautifully presented, being a credit to the owners.

Access to Hornbeam House is via a gated entrance which leads to a huge double garage. The house is set within a nicely proportioned plot, with delightfully private gardens to the front, side and rear. Located to the western boundary is a large outbuilding (see floor plan), with numerous potential uses subject to any restrictions and the relevant planning application, and there is parking for an abundance of vehicles.

A part glazed entrance door opens to the entrance porch, and further door leads through to a very spacious and impressive entrance hall. A contemporary, bespoke stair case in natural wood with glass balustrades ascends to first floor, and further doors provide access to the utility room, cloakroom, sitting room and kitchen/living room.

The utility/laundry room is of excellent size, ideally suited to the needs and demands of a modern family, with counter top, cupboards and sink in addition to space for appliances. This room links to the garage past a span of floor to ceiling storage cupboards, making for a superb boot room. The garage is cavernous, with a substantial motorised entrance door, two large windows for natural lighting and plenty of storage potential. The cloakroom is immaculately presented and the sitting room provides a wonderful and comfortable space to unwind, with lots of natural light illuminating the room from two elevations and fireplace with gas fire for that cosy feel.

The heart of Hornbeam house is undeniably the kitchen, which is luxuriously appointed and incorporates dining and additional living areas. From this delightful open plan room there is access, via two and three panel bi-folding doors, to the exterior composite decked entertaining area and patio. The kitchen features granite counter tops which also extend to form a breakfast bar, high quality gloss effect units in addition to integrated appliances including an eye level oven and grill, microwave oven, gas cooker hob, extractor canopy and dish washer. The entire room is filled with natural lighting and is adorned by quality floor coverings.

First floor

The landing is a particularly well proportioned area in a gallery style with plenty of natural lighting. There is access to the five bedrooms, the bathroom and a large walk in airing/linen storage cupboard.

The principal bedroom offers fitted floor to ceiling wardrobes with mirror fronted doors and feature glass brick, providing additional borrowed light. The en-suite is equally spacious and tastefully appointed, incorporating twin hand wash basins inset to vanity top with soft closing storage drawers, bidet, WC., and walk in shower cubicle with rainfall shower head. There are four further bedrooms all of generous size, three of which are provided with their own independent en-suite shower rooms.

Each en-suite features an immaculate white suite with shower cubicle, hand wash basin WC., heated towel rail and complementary tiling and trim. The family bathroom incorporates the same standard of fittings and includes a bath with mixer tap, shower cubicle, bidet, WC., and hand wash basin. All of the bedrooms are fitted with floor to ceiling wardrobes and sumptuous carpets.

Exterior

Access to the grounds is via double gates mounted to brick pillars, in turn opening to a large parking expanse formed of block pavements. To the left hand side is a substantial outbuilding subdivided into individual rooms and loft storage. This has potential as an annexe or ancillary pool building, offices spaces or even for additional garaging by way of adaptation and the necessary permissions including consent from the next door neighbour. Dual access either side of the building via gates. The gardens are retained by panelled fencing and incorporate lawn and decked patio areas to the western side of the house, and hard landscaping to the rear providing featuring raised beds for vegetable growing. The gardens are remarkably private and as a consequence of the orientation, and favourable proximity of other buildings, enjoy high levels of sunshine, weather permitting.

The well presented accommodation comprises:

Five bedrooms	Huge double garage
Utility/boot room	Large outbuilding
Stunning open plan kitchen/dining/living room	Gated entrance
Water softener and Verisure monitored alarm system	Very private plot

Agents notes:

The ground floor living areas feature three zone under floor heating (gas central heating), there is a mechanical heat recover system installed. There are numerous brushed aluminium effect socket outlets and switches. The internal doors are in natural wood with a vertical fluted finish. We understand the foundations are piled and the balance of a Self Build Zone warranty will be available.

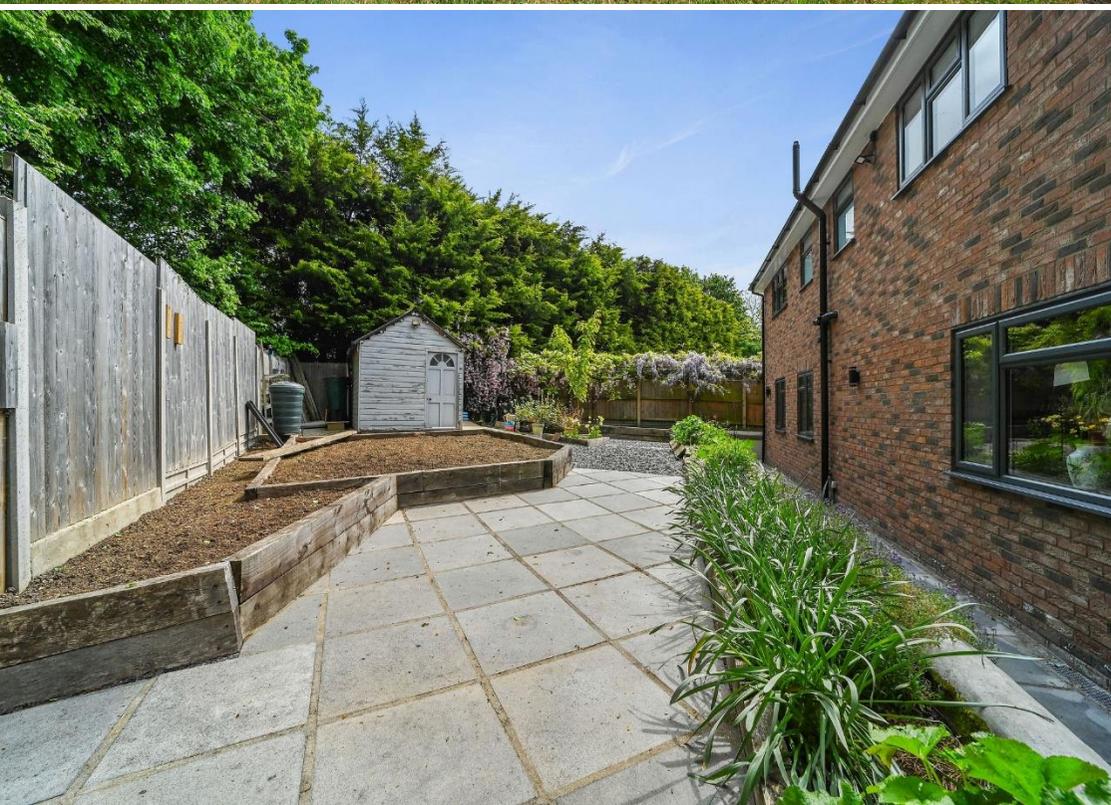
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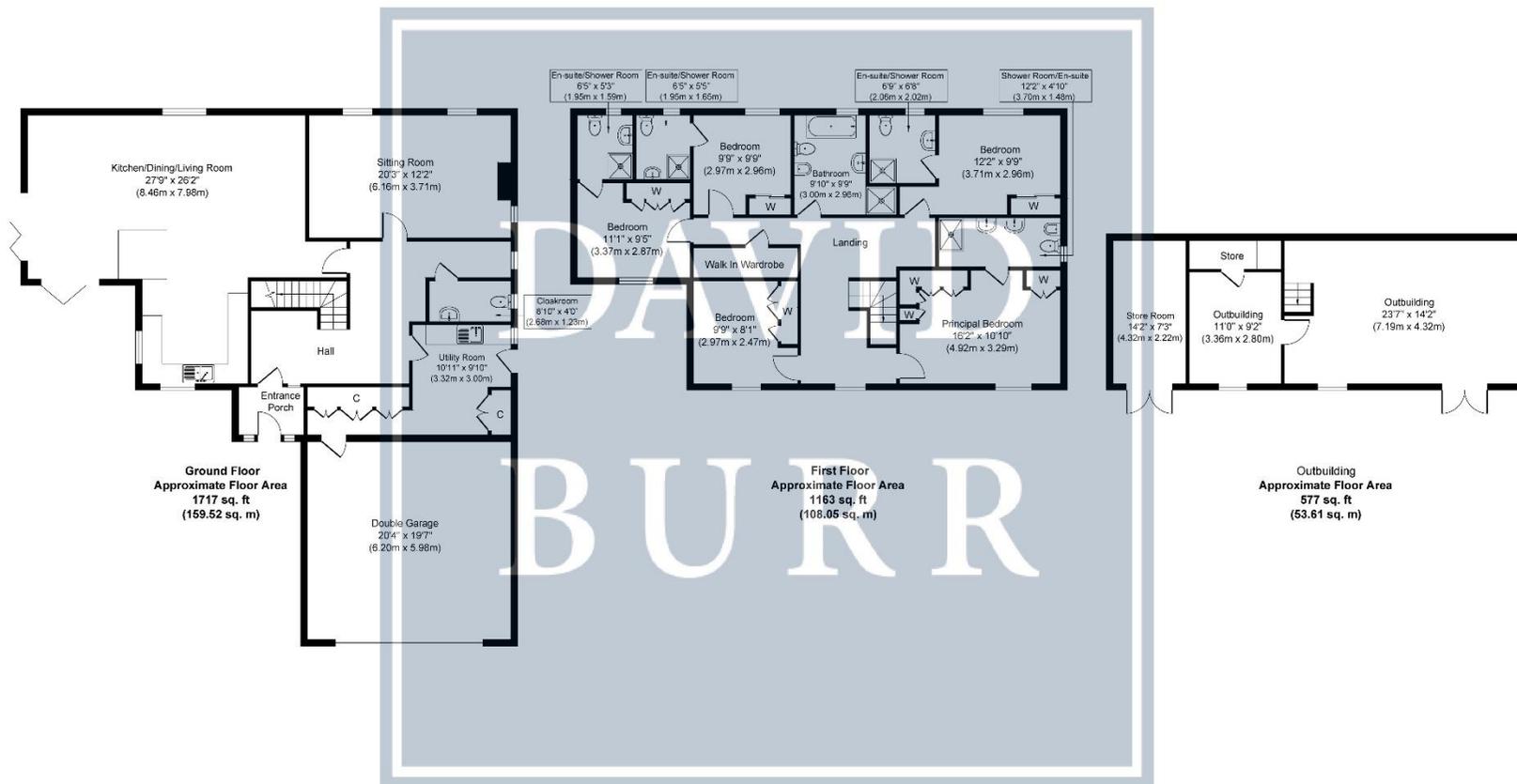
Halstead is a popular market town with a good range of facilities including shops, banks, post office, public houses, restaurants, schools and St Andrews church. The nearby towns of Sudbury 7 miles and Braintree 7 miles provide further facilities including mainline station from the latter. Witham 13 miles and Kelvedon 11 miles and Braintree all provide rail links to London Liverpool Street. The A120 gives fast access to the M11 and Stansted Airport.

Access

Sudbury 7 miles Bury St Edmunds 25 miles
Braintree 7 miles Braintree-Liverpool St – 60 mins
Colchester 10 miles Stansted approx. 30 mins
Chelmsford 19 miles M25 J27 approx. 50 min







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: C Council tax band: G

Tenure: Freehold

Broadband speed: up to 60 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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