



The Rafters
Ridgewell, Essex

**DAVID
BURR**



The Rafters, Drury Lane, Ridgewell, Halstead, Essex CO9 4SJ

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.

A charming unlisted cottage presented in good condition with off-road parking space and generous gardens. The property enjoys many original features including exposed beams, brickwork and feature fireplaces.

An unlisted character cottage with generous gardens

Entrance into:

FRONT PORCH: With oak flooring and doors to:

SITTING ROOM: A charming open-plan space with exposed timbers with windows to the front aspect, oak flooring, feature fireplace with electric log burner inset, upon a brick tiled hearth.

DINING ROOM: Another charming reception room with exposed beams, outlook to the front, engineered oak flooring and fireplace with cast iron log grate and bressummer over. Recessed storage and staircase to the first floor. Door to:

KITCHEN/BREAKFAST ROOM: Extensively fitted with a range of wall and base units under worktop with 1.5 bowl sink inset. Integrated appliances include an electric oven, grill and four ring induction hob with extractor over and dishwasher. Space for breakfast table and chairs. Roof windows and outlook to the rear. Door to:

UTILITY ROOM: With quarry tiled flooring, housing for boiler (recently installed) and space and plumbing for washing machine, fridge/freezer and tumble dryer. Large storage cupboard and stable door leading out.

BATHROOM: Stylishly fitted comprising panelled bath with bath with ball and claw feet with shower attachment over, vanity sink unit, separate tiled shower cubicle, WC, heated towel rail, part panelled walls and tiled flooring.

First Floor

BEDROOM 1: A generous vaulted master bedroom with exposed beams, outlook to the front aspect and a range of built-in wardrobes.

BEDROOM 2: A spacious double bedroom that could be pitched into the ceilings for improved head height, with outlook to the front, exposed beams and recessed storage. Door to:

BEDROOM 3: With a range of fitted wardrobes, currently utilised as a **Dressing Room** with outlook to the front and stairs to the **Sitting Room**.

Outside

The property enjoys an extensively paved dining terrace set adjacent an area of traditional with a meandering path leading through to the rear, where a large storage shed can be found. The gardens are interspersed with a range of mature flower beds and a high hedge line, affording the property a great deal of privacy. To the front, the property enjoys an off road parking space and areas of traditional lawn with mature flower beds, set behind a picket fence with path leading to the front door.

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

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EPC RATING: Band F. 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: D. £2,109.51 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Wood frame.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 62 mbps download, up to 12 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/>.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

THATCH INFORMATION: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None.

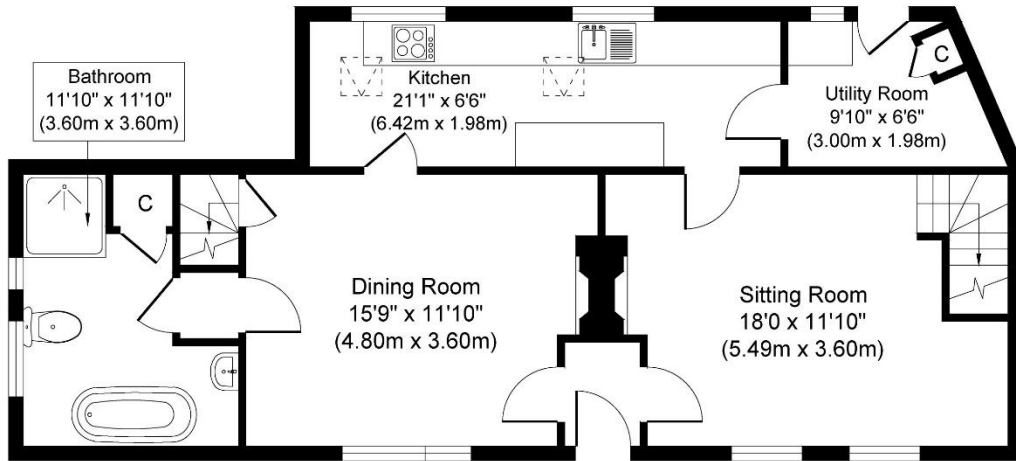
FLOOD RISK: None.

COALFIELD OR MINING AREA: None.

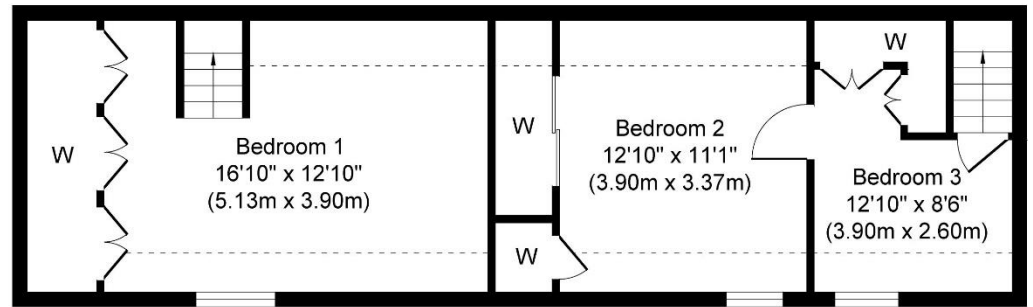
ACCESSABILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
714 sq. ft
(66.4 sq. m)



Ground Floor
Approximate Floor Area
510 sq. ft
(47.4 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.

