



## OAKWOOD HOUSE

Oak Road, Little Maplestead, Halstead, Essex, CO9 2RT

DAVID  
BURR







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Oakwood House is a stunning detached property having undergone a complete renovation and enlargement program in 2004, and offers immaculately presented family accommodation that combines modern convenience with characterful features. The property enjoys a superb position on the periphery of this popular village and enjoys large mature private grounds.

The property is accessed via an attractive solid oak; porch set on red brick piers and has a solid oak door with glazed panel to the reception hall. This is an inviting area with a tiled floor, oak stairs and bespoke oak panelling, a large under stair cupboard, and doors to the principal reception rooms. The sitting room is delightful, and has an impressive open fireplace which provides a focal point with oak lintel above, a stone hearth and wood burning stove. There are attractive beams to the ceiling, 'Jim Lawrence' wall lights and a feature square arch leading through to the remainder of the room which has French doors to the conservatory.

The dining room is situated on the other side of the hall, and has a dual aspect with views to the fields, appealing oak framework, and a wood effect tiled floor. Adjacent to this is a well-appointed cloakroom with a matching white suite. The kitchen/breakfast room is simply stunning and forms the heart of the house, situated on the southerly aspect, overlooking the garden. It is extensively fitted with a range of 'Schmidt' units and composite quartz worktops with back lit glass display cabinets, and has a large island unit with a breakfast bar. Integral appliances are all by 'Neff' and include a hide and slide oven, dishwasher, induction hob and extractor, larder fridge and undercounter fridge. There are attractive porcelain floor tiles, oak beams to the ceiling and a stable door to the garden. Beyond here, and accessed via glazed French doors is an impressive 'Amdega' conservatory which is perfect for entertaining and can also be accessed via the sitting room.

The remainder of the ground floor comprises a practical utility room which benefits from the same units as the kitchen, and also has a built in 'Neff' combi oven and attractive composite work tops. There is a further storage unit, a 'Grant Vortex Blue' condensing boiler, plumbing for a washing machine and a stable door to the side garden.

The first floor is equally charming, and has a split-level landing with conservation rooflights and a practical storage cupboard. The principal suite is situated on the south westerly elevation and has a part vaulted ceiling, a range of built-in wardrobes and a door to a superb En-suite which has attractive black and white tiled flooring, a freestanding roll top bath, large shower cubicle, and matching pedestal wash hand basin and wc. The guest suite is situated on the north easterly elevation, it also has a part vaulted ceiling and attractive oak framework on display, and a dormer window to the front. There is a spacious En-suite with two rooflights, a large corner shower cubicle and matching white suite.

There are two further generous bedrooms to the rear of the property, both of which have lovely views over open farmland, part vaulted ceilings, and one having a built-in wardrobe. Both these rooms are served by a family bath/shower room which has an ovel ended bath set within a raised tiled plinth, shower cubicle, pedestal wash hand basin and matching wc.

#### Outside:

Oakwood House can be accessed via two sets of five bar gates, and a picket gate leading to the front door between neatly clipped hedge along an attractive brick path which is flanked by lawn. The electrically operated five bar gate leads to an extensive area of gravel parking in front of the impressive outbuilding. The garden is distinctly segregated by terraces and herbaceous borders which are stocked with a variety of roses, plants and trees which include cherry, crab apple and conference pear.



Immediately to the rear of the house is a large sandstone terrace which can be accessed via the kitchen and conservatory making it ideal for family entertaining. The garden is bordered by mature mixed native hedging which provides complete privacy and seclusion. Beyond the impressive outbuilding is a delightful arboretum with a wide variety of trees that include an Indian bean tree, Silver Birch, Acers, and a Ginkgo which are set within a wild meadow. There is also extensive parking to the rear of the outbuilding.

The outbuilding is particularly impressive and has a 63-amp power supply so it is ready to accept electric car charging facilities. There are two separate garages with electric roller doors, and to the side is a useful boot room which has a cloakroom and plumbing for a washing machine. Stairs rise to a superb studio/workshop which could be utilised for variety of purposes. This is a particularly light space, with a triple aspect and Velux roof lights, and has been constructed to exacting standards.

The immaculately presented accommodation comprises:

Sitting Room	Dining Room
Conservatory	Kitchen/Breakfast Room
Utility Room	Cloakroom
Four Bedrooms	Two Ensuites
Bathroom	Outbuilding
Double Garage	Studio/Workshop
Extensive Parking	Landscaped Garden

Agent Notes:

The property benefits from a Honeywell evo home system to control the heating.

The ground floor has underfloor heating throughout.

All Bathrooms have electric underfloor heating.

County broadband currently provides 600mb/ps, 1000mb/ps is also available.

All lighting throughout the house is LED.

The main house has cast iron guttering.

The outbuilding is suitable for ancillary accommodation subject to the necessary consents being sought.

Location:

Little Maplestead is a rural village surrounded by countryside with its famous St John the Baptist round church, one of only four in the country. The nearby market towns of Halstead, Sudbury and Braintree provide further amenities and services to include a mainline service to London Liverpool Street from the latter.

Access

Halstead 2 Miles                      M25 J27 approx. 50 Minutes

Sudbury 7 MilesColchester 17 Miles

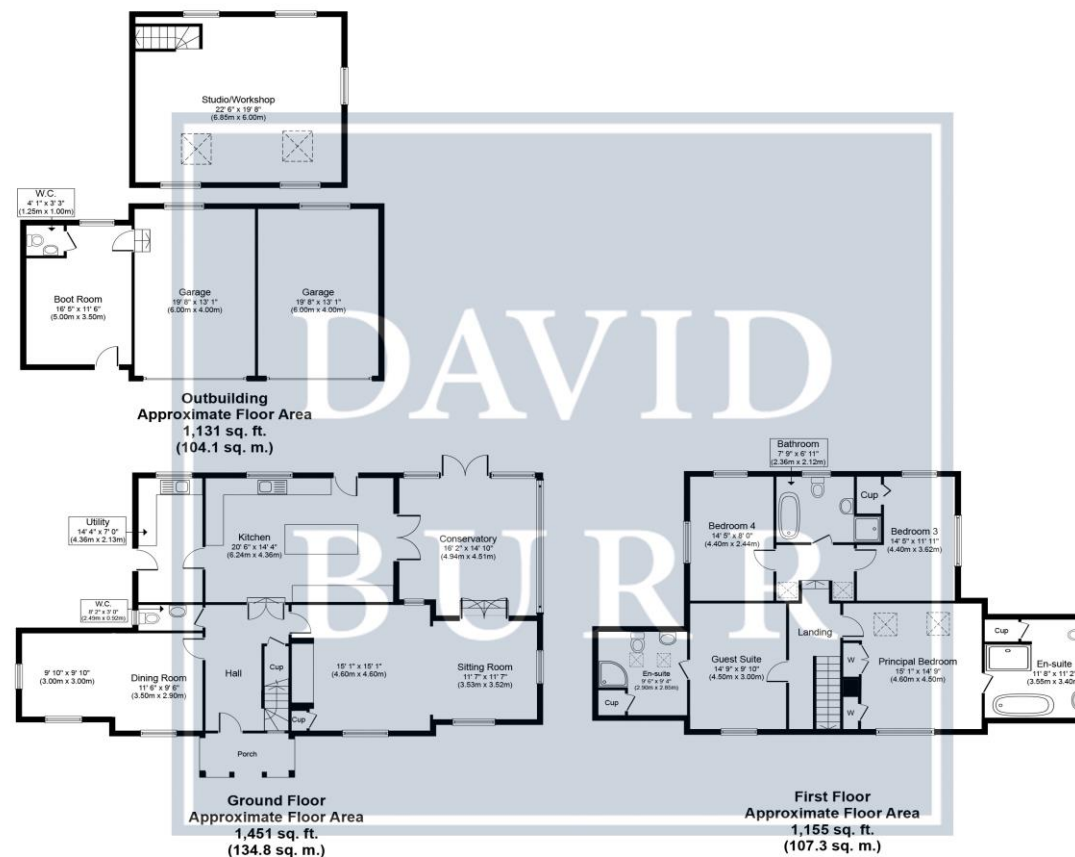
Braintree 7 Miles                      Stanstead approx. 30 Minutes











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: Private drainage via septic tank, electricity and water

Oil fired heating to radiators.

EPC rating: C

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Council tax band: F

Tenure: Freehold

Viewing strictly by appointment with David Burr.

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## Contact details

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