



**4 LONG GARDENS**

Twinstead, CO10 7NF

**Guide price £499,950**

**DAVID  
BURR**



## 4 Long Gardens, Twinstead, Sudbury, Essex, CO10 7NF

4 Long Gardens is a substantially extended attached cottage offering deceptive, flexible and very well presented accommodation, occupying an exceptional semi rural plot of approximately 1.3 acres.

The property over looks farm/grazing land to the front, and farmland to the rear, and features a highly impressive open plan kitchen/breakfast/garden room, two excellently proportioned reception rooms and three double bedrooms. There is parking for numerous vehicles and a double garage. The formal gardens are delightful and very private, these extend to incorporate a particularly large westerly facing plot with grass covering, recently planted fruit trees and subdivided to provide a potential paddock with direct vehicular access from the main road to the south, rendering it ideal for numerous purposes including; a pony or poly tunnels etc. (subject to any restrictions).

Entrance door leading through to a spacious and welcoming entrance hall which features exposed brick work and timbers, timber floor, built in storage cupboard and part glazed panelled doors leading to a utility room and dining room. Panelled door leading to cloakroom and a ledged and braced door leading through to the kitchen. The dining room is of excellent size and very light and airy as a consequence of its dual aspect. This room could possibly feature as an additional bedroom. The utility room is fitted with counter tops, sink, plumbing and space for a washing machine with additional space for a tumble dryer, storage units, Grant floor standing oil fired boiler and stable style door providing access to the rear garden. The cloak room features a two piece suite.

The kitchen/breakfast/garden room is particularly impressive, being light and airy and of open plan design. The kitchen is fitted with a comprehensive array of shaker style units complimented by granite countertops incorporated a fluted drainer and butler style sink, including a large breakfast bar peninsular. As mentioned there are numerous cupboards at floor and eye level providing drawers and storage. There is also a built in pantry and appliances fitted including oven, microwave oven, integrated fridge and range style cooker with canopy above Space and plumbing for a dishwasher. French doors leading to the rear garden. The garden room features a pitched glazed roof and is a wonderful retreat with lovely views over the gardens, access to which is gained via French doors.

The sitting room is a dual aspect room, focal point of which is a fireplace with log burner and there are stairs from the sitting room ascending to the first floor level.

The principal bedroom features very useful built in storage cupboards. It also has a dual aspect with views over the fields to the front and there is access through to the ensuite with quadrant style shower cubicle, handwash basin, low level WC, heated towel rail and views over farmland to the west. There are two further double bedrooms, one to the front and one to the rear of the cottage, and a family bathroom which incorporates a single ended freestanding bath, heated towel rail, low level WC and hand wash basin with vanity unit and views over farmland to the west. The landing is L shape landing incorporating built in airing cupboard, access to loft space and turning stair flight to ground floor.

## Outside

To the front of the property there is parking potential for four to five cars, subject to the size, formed of concrete and stone covered areas. The garage located adjacent to the cottage is of a precast construction with two double doors, power and light connected, external power supply. Side gate to the rear. The rear garden commences paved patio retained by low wall with a step up to the lawn, and block paved pathway leads to the log store, a timber shed and a further paved patio area, this all being located behind the garage. There is an additional timber shed and private storage area located to the side of the garage incorporating a substantial log storing storage facility. The formal gardens feature numerous flowers and shrubs with neatly cut borders with brick edging and there is a further additional circular patio and large lawned area. The oil storage tank also located within the garden.

The gardens are very private and subject to the weather enjoy a high degree of sunshine being south and westerly facing. A small bridge crosses a culvert ditch dividing the cottage gardens from the large additional plot. This area is planted with young fruit trees and laid to grass. There are storage sheds and small poly tunnels located on the plot. Post and rail fencing with a gate ideal creating a paddock, potentially ideal for the stabling of a pony. We understand there is vehicular access from the main road to the southern end of the plot.

The well presented accommodation comprises:

Three double bedrooms	Utility room
En-suite shower room	Impressive kitchen/breakfast/garden room
Family bathroom	Double garage
Cloakroom	Overall plot approximately 1.3 acres
Dining room	Independent access to plot

## Agents Notes:

The garage roof is possibly of asbestos cement fibre.  
We understand that this building is of timber and brick construction.

## Location

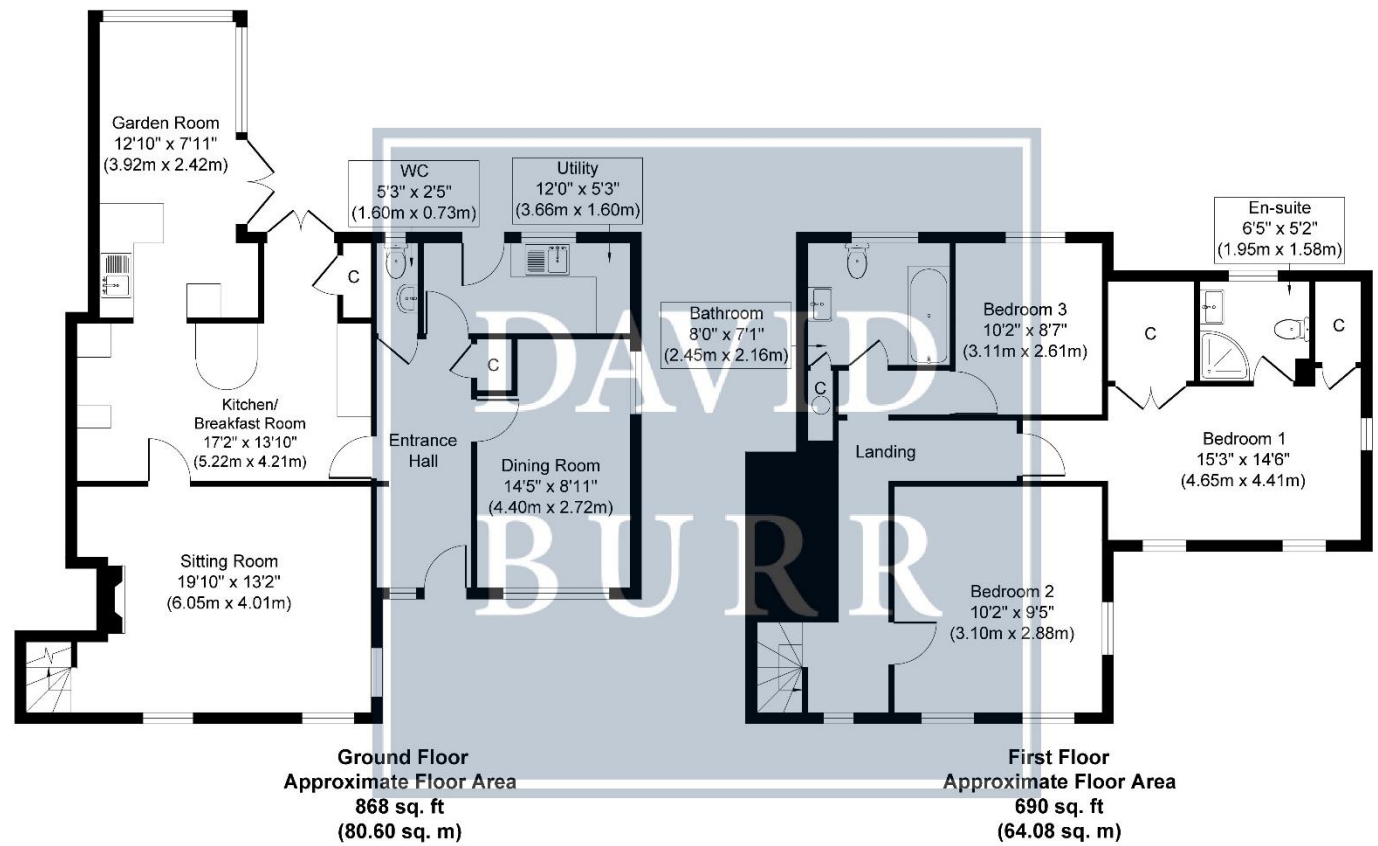
Twinstead is a popular hamlet surrounded by countryside with fast access to Halstead and Sudbury both of which offer extensive amenities and services including a branch line from the latter. Braintree has a mainline station to London Liverpool Street.

## Access

Sudbury 5 miles	Sudbury-Liverpool St 70 mins
Halstead 6 miles	Stansted approx. 40 mins
Braintree 10 miles	M25 J27 approx. 60 mins
Kelvedon 10 miles	Colchester 14 miles







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 private drainage (Septic tank)

Oil fired heating to radiators. EPC rating: D Council tax band: E

Tenure: Freehold

Broadband speed: up to 18 Mbps (Ofcom).

Mobile coverage: EE, O2 & Three (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](http://DAVIDBURR.CO.UK)

### Contact details

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