



3 BARKERS MEADOW

Wickham St Paul, CO9 2GW

Guide price £950,000

**DAVID
BURR**



3 Barkers Meadow, The Green, Wickham St. Paul, CO9 2GW

3 Barkers Meadow is a superb individual detached property in a select development with just three others set back from the village green in the sought after and popular village of Wickham St Paul. The property has been constructed to a spectacularly high standard with exceptional finishes throughout to provide versatile and stylish family accommodation suitable for a wide range of modern lifestyles.

An ornately glazed and panelled door accesses the truly impressive reception hall which has a centrally situated open tread solid oak staircase with barley twist spindles with balustrades and a double flight to the impressive galleried landing and a practical storage cupboard. The principal reception room is situated to the rear of the property and has views to the rear garden and countryside beyond and it is fitted with a media wall with matching recesses on either side. To the front elevation is a useful study/playroom which overlooks the front elevation and has twin doors to an extensive storage cupboard.

The heart of the house is formed by the wonderful kitchen/breakfast/family room which benefits from a dual aspect and has bi-folding doors accessing an entertaining terrace with the garden beyond. It is extensively fitted with a range of bespoke kitchen units which have detailed marble effect tops with moulded edges, and a range of integral appliances to include twin Hoover oven and grills, an induction hob above and extractor hood, wine fridge and full height fridge and freezers. There is a split level island unit which has a rectangular sink with remote tap unit and an impressive raised breakfast bar with cupboards beneath. There is attractive porcelain tiling to the floors, and an oak door leads to a beautifully fitted utility room which has matching units to the kitchen and has space for a tumble dryer, plumbing for a washing machine and a bench with a shelf above and storage beneath. There is an ornately glazed and panelled rear door which accesses the garden, an oak door to a lavishly appointed cloakroom with a free standing vanity unit, rectangular sink with storage beneath and matching WC. A second oak door leads to the plant room which houses the underfloor heating controls and water cylinder. There is a second cloakroom accessed from the reception hall which is fitted with stylish units with a wall mounted rectangular sink with storage beneath and matching WC.

The stairs rise to the impressive galleried landing which has a fully glazed aspect to the front and two windows to the side and an oak door to a linen cupboard. The principal suite is situated to the rear of the property and overlooks the garden with the fields beyond and has a large built in wardrobe, and an oak door to a superbly appointed ensuite bath/shower room which is fully tiled and has a free standing oval ended bath, oversized walk in shower cubicle, circular sink within a vanity unit with cupboards beneath and a matching WC. The second bedroom is situated to the side of the property and has a window overlooking the front and benefits from a particularly impressive ensuite shower room with a large oversized walk in shower cubicle, rectangular sink set within a vanity unit with storage beneath and a matching WC. The third bedroom is situated to the rear of the property overlooking the garden and the fields and has a built in wardrobe, and an ensuite with a fully tiled oversized shower cubicle, rectangular sink within a vanity unit with storage beneath and matching WC.

The fourth bedroom is situated to the front elevation of the property and has twin oak doors accessing a built-in wardrobe and a particularly impressive ensuite bathroom with a fully tiled bath surround and shower attachment above, rectangular sink within a vanity unit with space beneath and a matching WC.

Outside

The property is approached via twin five bar gates which accesses an extensive area of parking, which in turn leads to a detached double garage which is equipped with electric roller doors, power and light and has a pedestrian door to the side. An attractive semi-circular granite step leads to the front door and side access is afforded to both sides of the property to the rear. The rear garden is of a generous size and has a path to the side accessing a large entertaining terrace which can be accessed from the kitchen/breakfast room making it ideal for family parties. The remainder of the garden comprises large expanses of lawn with open views to the rear with an attractive oak tree providing a focal point.

The well presented accommodation comprises:

Stunning bespoke new build house	Four double en-suite bedrooms
Superb village setting	Large garden with views
Beautiful central solid oak staircase	Detached double garage with electric doors
Impressive bespoke kitchen/breakfast room	Underfloor heating to ground floor
Three reception rooms	NO ONWARD CHAIN

Location

Wickham St Paul is a most attractive village characterised by a variety of vernacular architecture surrounding the pretty village green. Local amenities include a pub, parish church, post office and farm shop/tea room. A variety of facilities are available at Halstead or the market town of Sudbury which lies just 3 miles to the North and offers many facilities which include a commuter rail link.

Access

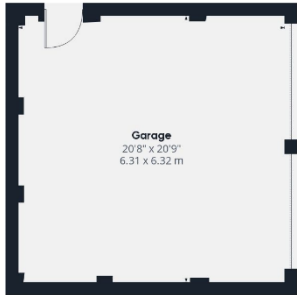
Sudbury 4 miles	Colchester 15 miles
Halstead 5 miles	Braintree 9 miles
Sudbury – Liverpool St 60 mins	Stansted approx. 45 mins

Agents notes:

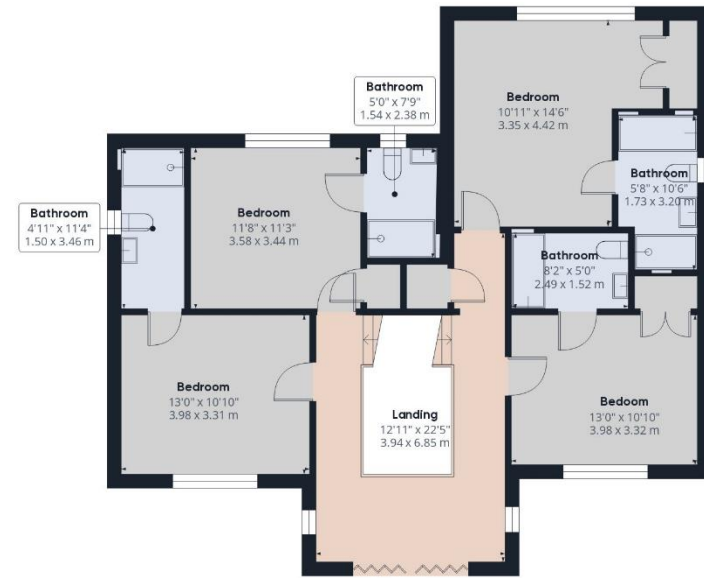
We are advised that the property will be sold with a 6 year TMA Associates warranty. The property benefits from underfloor heating throughout the ground floor, powered by an air source heat pump. There is a water softener fitted in the utility room. The drive is owned by plot 4 and the maintenance is shared equally between the four properties.







Floor 0 Building 1



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Approximate total area⁰

2716.15 ft²

252.34 m²

Reduced headroom

14.63 ft²

1.36 m²

Additional information

Services: Main water, electricity and drainage

Air source heat pumps to radiators. EPC rating: B

Council tax band: TBC Tenure: Freehold

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: 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

Contact details

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