

The Claremont Millington Place, Gosfield, Essex, CO9 1TQ

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Prices From £680,000 Freehold

ACCOMMODATION

This brand new executive detached family home is set in an enviable position overlooking a greensward to the front, the property comprises an entrance hall, living room with double doors over looking and leading to the rear garden, sitting room, study, fitted kitchen/dining room with double doors over looking and leading to the rear garden. To the first floor there is a master bedroom with dressing room and en suite bathroom with modern white four piece suite, bedroom two features from an en suite shower room and there are two further double bedrooms and a family bathroom.

Externally the property features a landscaped front garden, driveway providing off road parking for numerous vehicles and a detached double garage with twin up and over doors, a large rear garden with paved patio and lawn.

LOCATION

Millington Place enjoys a secluded setting in the north Essex village of Gosfield, two miles west of the market town of Halstead, and some five miles from Braintree with its railway station and wealth of leisure options. Offering a portfolio of 2, 3 & 4 bedroom homes, Millington Place meets the demand by households of all sizes. Commuting to London in an acceptable time means more leisure hours to discover and enjoy the attractions of the village, while those working partly or wholly from home will relish both the calm and the opportunity to take breaks in nearby natural surroundings.

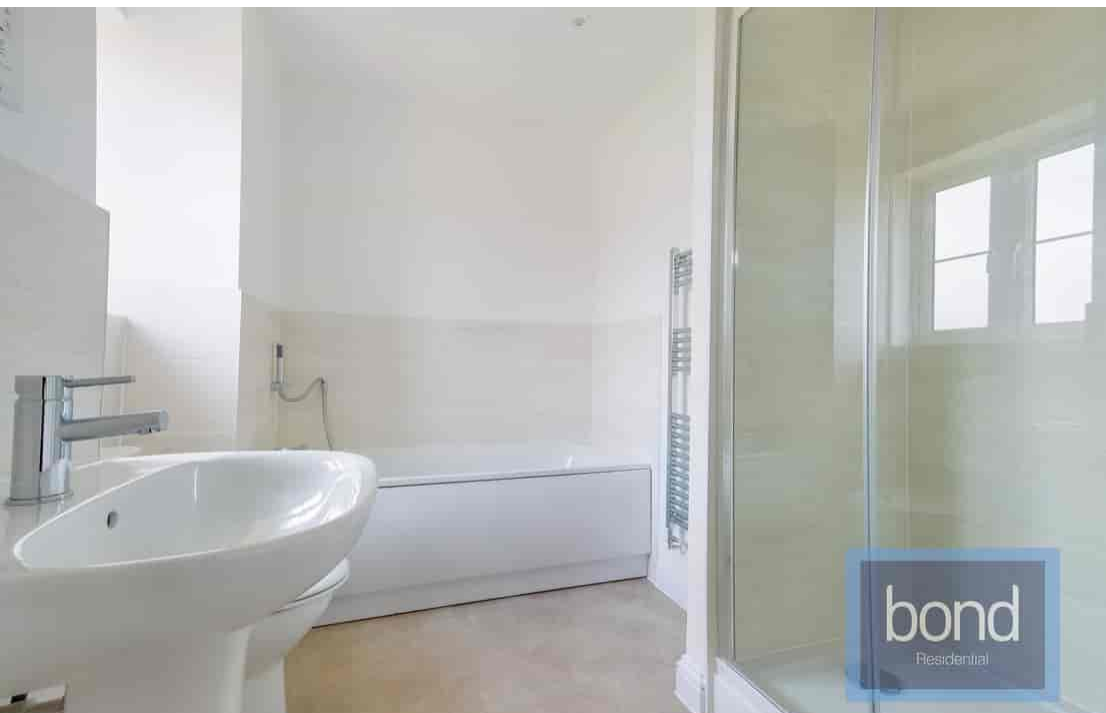
Gosfield has a large playing field, community shop, and a public house serving food. There is also a primary school, as well as two independent schools offering education from preparatory to 16 - 18 year olds. There are other schools for all ages in Halstead and Sible Hedingham. Most of the state schools have 'Good' Ofsted ratings (UK Government website in September 2021). There are GP surgeries in Halstead and Sible Hedingham, while the modern Braintree Community Hospital provides many services. Halstead also has a leisure centre, theatre, three supermarkets, many independent shops and a good choice of places to eat, several with outdoor space. Braintree boasts a large retail and entertainment complex with discount designer shops, Cineworld, ten pin bowling and more.

The village is on a frequent bus route connecting Halstead and Braintree, while buses to Colchester, Chelmsford and other destinations run from Halstead High Street and Braintree (the latter also has a bus service to London Stansted Airport). The rail journey to London Liverpool Street from Braintree takes just over an hour. Gosfield lies on the A1017, giving drivers good access to the A12, as well as to a park and ride site for Cambridge, and also to the A120 for Stansted.

This select village has several gems, but does not shout their existence with brash signage. Gosfield Lake Resort is certainly unique in the area, offering a lovely picnic setting, water skiing, inflatable rides and open water swimming. Similarly, Gosfield Lake Golf Club has an idyllic home, while a walk can take in Gosfield Hall, a magnificent Georgian manor house and picturesque wedding venue, and the attractive parish church, last resting place of many members of the Courtauld family, who operated silk mills and provided homes, health care and parks for all. Also a stroll away are Gosfield Sandpits, a tranquil nature reserve with ponds, popular with dog-walkers and for fishing, and slightly further away lies Brookes Wood, an ancient woodland site with five miles of open paths.

- **Brand New Detached Family Residence**
- **Fitted Kitchen/Dining Room**
- **Master Bedroom With Dressing Room & Four Piece En Suite Bathroom**
- **Four Double Bedrooms**
- **Large Rear Garden**
- **Three Reception Rooms**
- **Utility/Cloakroom**
- **Bedroom Two With En Suite**
- **Double Garage & Driveway For Numerous Vehicles**
- **Build Complete & Ready To Move Into**







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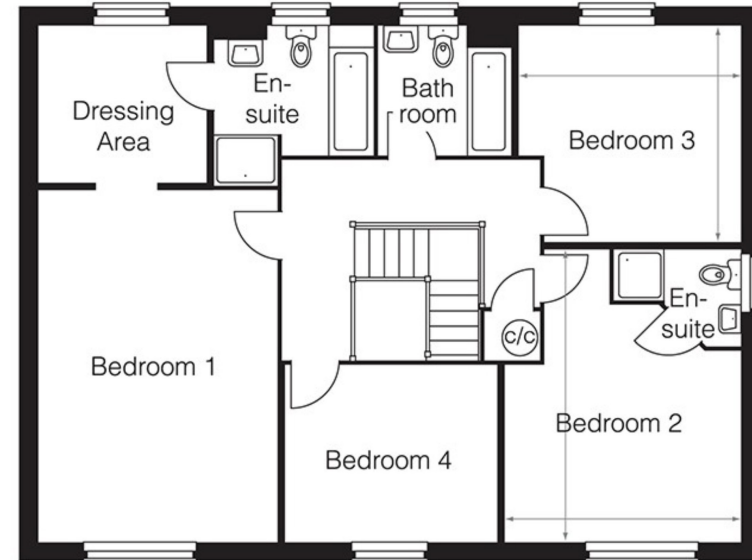
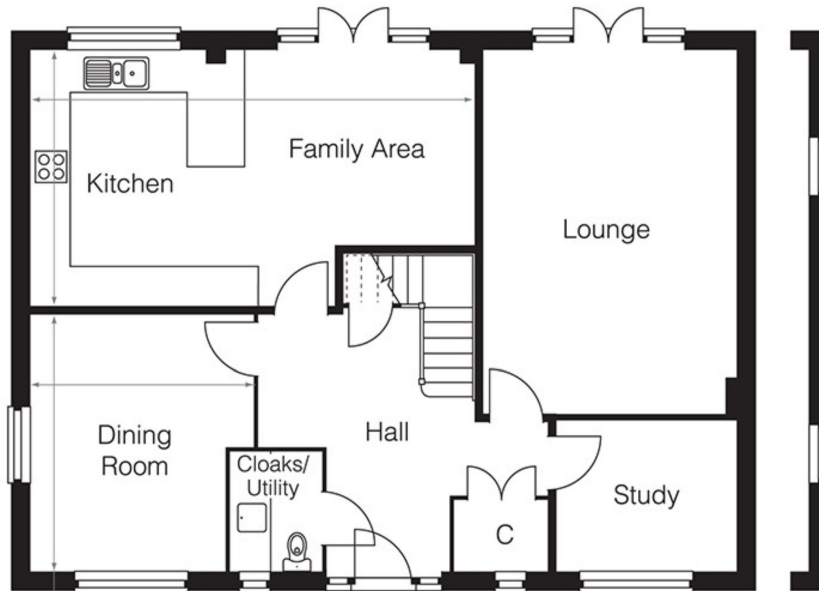


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The Claremont

A 4 bedroom detached home with study, 2 en-suites, double garage and driveway



Ground Floor

Lounge 13'0" x 18'7" (3950 x 5671mm)
 Kitchen/Family 13'1" x 22'9" (3985 x 6945mm)
 Dining Room 11'5" x 13'1" (3481 x 3986mm)
 Study 9'2" x 7'5" (2800 x 2260mm)

First Floor

Bedroom 1 12'4" x 18'2" (3752 x 5536mm)
 Dressing Area 8'8" x 8'1" (2634 x 2468mm)
 Bedroom 2 12'2" x 15'1" (3707 x 4600mm)

Bedroom 3 11'5" x 11'2" (3480 x 3404mm)
 Bedroom 4 11'0" x 9'1" (3350 x 2775mm)



Computer Generated Images used throughout this brochure are typical of the homestyle. Adjoining homestyles, garage positions, handing of homes, external treatments, rooflines, brick colours and levels can vary from plot to plot. Side windows may be omitted depending on the configuration of the homes. Kitchen/utility layouts are for guidance only. Please refer to the kitchen drawings. All dimensions are for guidance only and are subject to change during construction, they should not be used for carpet sizes, appliance spaces or items of furniture.

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