



- Situated In The Sought After Village Of Stambourne
- A Well Presented And Much Improved Family Home
- Extended To Create Spacious Accommodation
- A Stunning Open Plan Kitchen/Dining/Family Room With Underfloor Heating And Air Con
- Front Living Room With Log Burner
- Ground & First Floor Shower Room
- Useful Utility Room
- Backing Onto Farmland And Field Views
- Garage & Ample Parking

**6 Church Road, Stambourne, Halstead, Essex. CO9 4NP.**

Nestled along the sought-after Church Road in the picturesque village of Stambourne, this extended and significantly improved family home enjoys a delightful position backing onto open farmland, offering beautiful field views and a wonderful sense of privacy.



# Property Details.

## Location

Stambourne is a picturesque rural village and civil parish in the Braintree District of north Essex, approximately 8 miles north-west of Halstead. It has a small, close-knit community set against attractive open countryside and farmland, making it ideal for those seeking a peaceful village lifestyle.

The village's historic heart is marked by St Peter & St Thomas Becket Church, an 11th-century Grade I listed building, reflecting Stambourne's long history. Nearby Stambourne Hall, a Grade II listed country house dating back to the 15th century, adds to the village's heritage charm.

## Room Measurements

### Porch

### Entrance Hall

### Living Room



3.81m x 3.80m (12' 6" x 12' 6")

### Boot Room/Inner Hall

1.83m x 2.78m (6' 0" x 9' 1")

## Utility Room



1.98m x 2.50m (6' 6" x 8' 2")

## Ground Floor Shower Room

1.86m x 2.70m (6' 1" x 8' 10")

## Open Plan Kitchen/Dining/Family Room



6.39m x 4.48m (21' 0" x 14' 8")

## Landing

# Property Details.



Bedroom One



3.15m x 3.42m (10' 4" x 11' 3")

Bedroom Two



3.10m x 2.75m (10' 2" x 9' 0")

Bedroom Three

2.51m x 2.42m (8' 3" x 7' 11")

First Floor Shower Room



2.44m x 1.63m (8' 0" x 5' 4")

Garden



Externally, the generous rear garden is a true highlight, backing onto farmland and enjoying uninterrupted views. A sizeable patio creates the ideal setting for outdoor dining, while gated side access adds convenience.

Garage

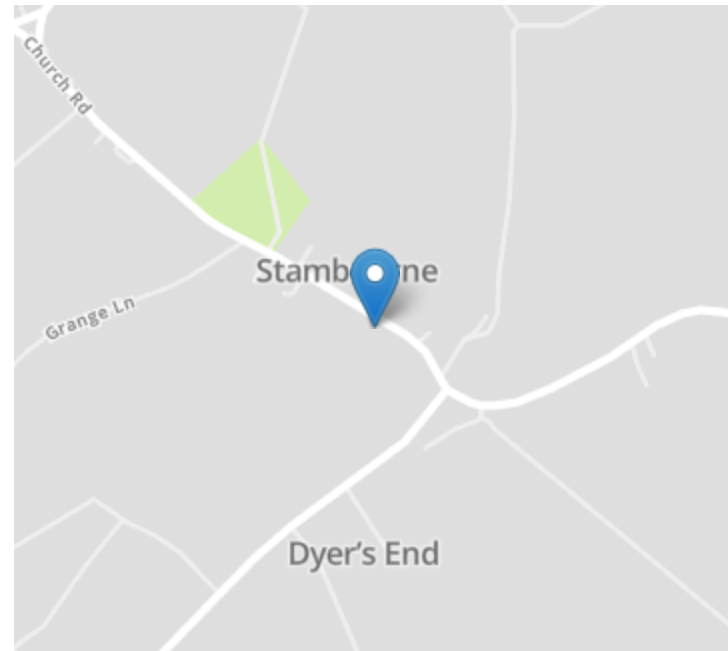
With up and over door to the front, power and light connected.

# Property Details.

## Floorplans



## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.