

# £850,000



- An Impressive 2500sqft Detached House
- Situated Down A Quiet Lane With Outstanding Field Views
- Expansive Accommodation Over Three Floors
- Underfloor Heating Throughout On The Ground Floor
- Stunning Kitchen/Diner With Sun Room
- Large Living Room And Separate Study
- En-Suite, Family Bathroom And Downstairs WC
- Music Room, Loft Room Offering Future Conversion To
  Further Sleeping Quarters
- Generous Front & Rear Garden (Overall Plot 0.25 Acres)
- Double Garage And Ample Off Road Parking

#### Mallows Cottage, Gainsford End, Toppesfield, Halstead, Essex. CO9 4EH.

Nestled within the serene beauty of Gainsford End, 'Mallows Cottage' is a true gem, an expansive detached home that exudes elegance and tranquillity. This exceptional residence boasts an impressive 2500 square feet of living space, a serene oasis set along a peaceful lane.

As you approach the property, breath-taking panoramic views of sprawling fields greet you from both the front and rear, creating a picturesque backdrop to this stunning abode. Situated on a plot spanning a quarter of an acre, 'Mallows Cottage' offers a blend of spacious interiors and ample outdoor space.





## Property Details.

#### **Ground Floor**

### **Reception Hall**

19' 3" x 9' 8" (5.87m x 2.95m)

#### WC

6' 0" x 3' 1" (1.83m x 0.94m)

## Study/Libary



13' 3" x 11' 7" (4.04m x 3.53m)

## **Living Room**



23' 3" x 18' 9" (7.09m x 5.71m)

## Kitchen/Diner/Family Room



26' 7" x 19' 6" (8.10m x 5.94m)

#### Sun Room

12' 1" x 10' 0" (3.68m x 3.05m)

## **Utility Room**

7' 7" x 7' 3" (2.31m x 2.21m)

## **First Floor Landing**

## **Bedroom One**



18' 7" x 17' 11" (5.66m x 5.46m)

## Property Details.

## **Dressing Room**

7' 10" x 7' 2" (2.39m x 2.18m)

#### **En-Suite**



9' 10" x 8' 2" (3.00m x 2.49m)

#### **Bedroom Two**



13' 0" x 12' 1" (3.96m x 3.68m)

#### **Bedroom Three**

14' 1" x 9' 5" (4.29m x 2.87m)

#### **Bedroom Four**

13' 0" x 9' 8" (3.96m x 2.95m)

#### Four Piece Bathroom



12' 0" x 6' 2" (3.66m x 1.88m)

## **Second Floor Landing**

#### **Music Room**

19' 9" x 10' 4" (6.02m x 3.15m)

#### **Loft Room**

21' 8" x 10' 4" (6.60m x 3.15m)

## **Double Garage**

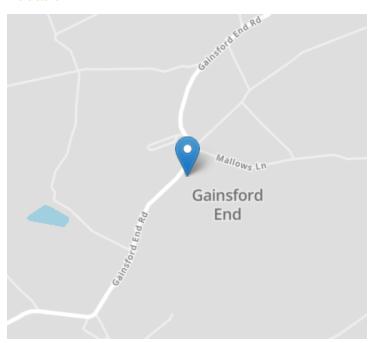
19' 0" x 19' 2" (5.79m x 5.84m)

# 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.

