



- A Tastefully Refurbished Traditional Red Brick Cottage
- Redesigned Offering Impeccable Accommodation
- Meticulously Finished To The Highest Of Standards
- Three Double Bedrooms
- A Fabulous Kitchen/Dining/Family Room
- Formal Living Room With Feature Fireplace
- Ground Floor Study Brilliant For The Home Worker
- Ground Floor Cloakroom & First Floor Shower Room
- Generous Front And Rear Garden
- Sought After Rural Location

## Wheatshaf Cottage, Gainsford End, Toppesfield, Halstead, Essex. CO9 4EG.

GUIDE PRICE £525,000 - £550,000 Wheatshaf Cottage – a traditional red brick cottage, redesigned and modernised to the highest of standards to offer the perfect blend of character, charm and contemporary living. Set within this peaceful Hamlet adjacent to Toppesfield and close to the picturesque village of Finchingfield, this stunning cottage offers a rural lifestyle whilst still being conveniently located near further villages and towns offering superb amenities.

Call to view 01787 322799





# Property Details.

## Room Descriptions

### Ground Floor



The accommodation on the ground floor begins with a porch that offers a great space for storing coats and boots. A door then leads into the formal living room, which comes with a feature fireplace with an inset log burner. Double doors lead into the open plan kitchen /dining/family room, which is the main focal point of this home. Located to the rear of the property it provides access to the rear garden

making it perfect for entertaining purposes. The kitchen has been completely modernised and offers a mix of dark coloured base units topped with a light 'mirostone' solid worktop accompanied by integrated quality appliances. There is also a generous solid oak breakfast bar, which is a great feature adding further character. Furthermore, the ground floor accommodation is completed by a very useful study, downstairs toilet and cloakroom space along with side door access to the outside of the property..

### First Floor



A spacious landing leads to the stylish renovated bathroom, which has a toilet, sink, heated towel rail and large modern shower area. The landing also leads to the front bedroom (bedroom 1) which has views to the front of the property. The corridor off the landing leads to the rear of the house where two further double bedrooms (bedrooms 2 & 3) with built in wardrobes are located, both with views to the



# Property Details.



rear garden and fields beyond.

## To The Front Of The Property



To the front of the property, there is a generous front garden and a large shingled driveway providing off road parking for several cars. The front garden is retained by fencing and offers potential for electric gates to be installed if a prospective purchaser wished.

## To The Rear Of The Property



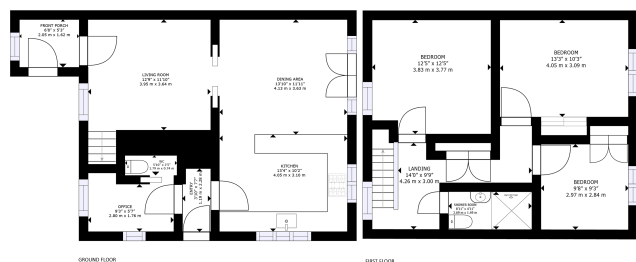
To the rear of the home there is a sunny south/east facing rear garden, which offers a paved patio providing an ideal space for outdoor dining and entertaining. The patio leads to the lawn where there is a variety of flower borders, a shed for storage and small pond with water feature. There is also double-gated side access, where the oil tank which services the property is located along with the wood store. This side area has potential for further development and/dry storage e.g. cart lodge STTP.

## Agents Note

The property also comes with x8 solar panels and ultrafast broadband.

# Property Details.

## Floorplans



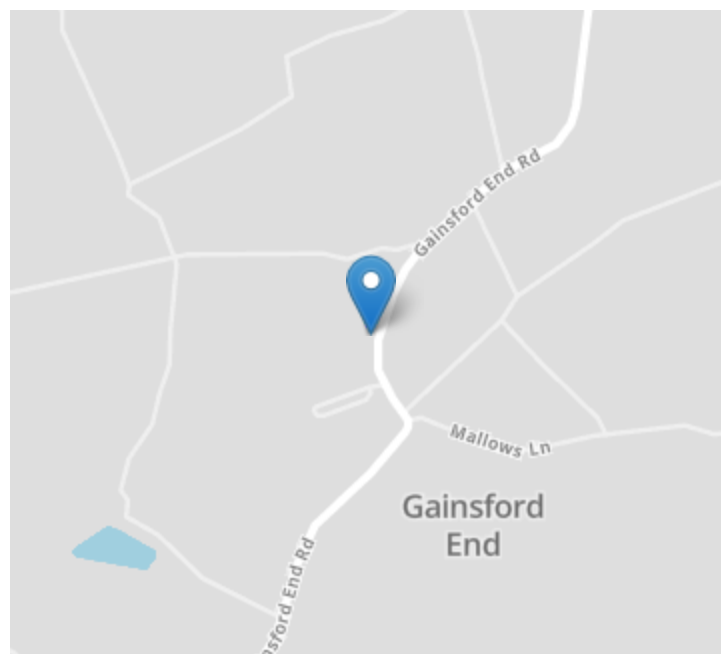
GROUND FLOOR

FIRST FLOOR

GROSS INTERNAL AREA  
1ST FLOOR: 678 sq. ft. 63 m<sup>2</sup>  
GND FLOOR: 596 sq. ft. 55 m<sup>2</sup>  
TOTAL: 1,274 sq. ft. 118 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



## 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.