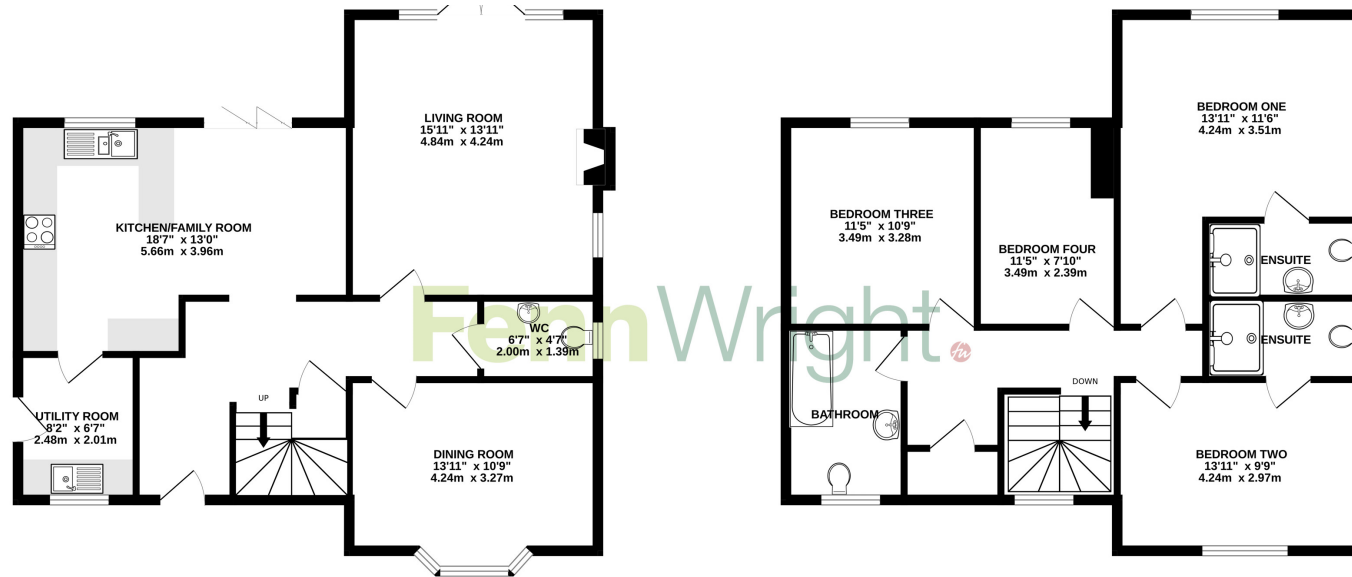




FennWright
Signature

Plot 1 — Paddock View, Field View, Toldish
Hall Road, Great Maplestead, CO9 2RB



Consumer Protection Regulations 2008

Fenn Wright LLP has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458.

Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.



A luxurious four-bedroom home, nestled away with unparalleled views of the countryside. Located in the charming village of Great Maplestead with abundant nature walks on your doorstep, convenient access to nearby towns, and excellent travel links. Finished to a high specification with eco-friendly touches such as underfloor heating, dual controlled thermostats and an air source heat pump heating system. You can expect to find oak cottage style doors, elegant Silestone worktops, integrated appliances and indulgent rainfall showers, all of which contribute to a standard of luxury beyond compare.

Stepping into the property, you are greeted by a spacious reception hall. The heart of the home lies at the back, where the kitchen dining area is located. This space is equipped with modern appliances, a breakfast bar for casual meals, and bi folding doors that lead out to a stunning terrace, providing breathtaking views of the well-maintained fields. Adjacent to the kitchen is a spacious utility room that offers ample storage for coats and shoes. During the colder months, you can cozy up in the lounge with its inviting wood burner, and in the summer, you can seamlessly bring the outdoors in through the French doors that also lead to the elevated terrace.

The dining room / home office is located to the front of the home, with its bay window offering an ideal position to work from. The downstairs cloakroom is accessed from the hallway with WC, wash hand basin and fitted mirror.

The bedrooms on the first floor offer stunning views from both sides, with the picturesque countryside visible from nearly every window. Both the master bedroom and second bedroom come with convenient ensuite bathrooms featuring a rainfall shower and modern fixtures, including fitted mirrors. The family bathroom also boasts a spacious and luxurious modern design, again with fitted mirror.

The back of the property features an elevated terrace ideal for alfresco dining any time of the year with steps leading to a lawned area, perfect for children to play. To the front, there is a beautifully designed landscape with a carport and parking for two or three vehicles.

This property presents a unique opportunity to purchase a new build home in a highly sought-after location.

Location

The village of Great Maplestead is set just 2 miles outside of Halstead, and boasts a wealth of countryside walks. This vibrant community is home to the St. Giles C of E Primary School and also features its own Village Hall, playing fields and the picturesque St. Giles Church, which overlooks the valley from the heart of the village. The market town of Sudbury is situated nearby, approximately 30 minutes away by car from Colchester, 45 minutes from Bury St Edmunds and an hour from Cambridge. Regular bus services operate from the village to Halstead and Sudbury on a daily basis.

Travel Links

The nearest train stations are at Sudbury, Braintree and Colchester with access to London, Ipswich and Norwich.

Directions

Please use the postcode CO9 2RB for SatNav

Important Information

With an EPC rating of 'B', energy and comfort has been considered foremost with this very well insulated property. Modern methods of construction have been used with the installation of an air source heat pump which provides the energy for underfloor heating to the ground floors, controlled radiators to the first floors and hot water.

Services - Air source heat pump, electric, mains water and mains drainage.

Tenure - Freehold

Ref - WIT240033/SAL



Sudbury
01787 327000
sudbury@fennwright.co.uk

fennwright.co.uk