

Bychoice

ESTATE AGENTS



Abbots Cottages, Sturmer

£525,000

Property Summary

This expansive home offers a perfect blend of space, charm, and versatility, both inside and out. Boasting five bedrooms, three bathrooms, and the living space to match including annexe potential, the property also offers wonderful gardens backing onto paddocks in a sought after village location.

FIVE BEDROOMS
BEAUTIFUL GARDENS BACKING ONTO PADDOCKS
THREE BATHROOMS INCLUDING TWO ENSUITE
FOUR RECEPTION ROOMS
EXTENSIVELY IMPROVED BY CURRENT OWNER
POTENTIAL FOR INTERNAL ANNEXE



THE PROPERTY

Located on the edge of the desirable village of Stumer, this expansive home offers a perfect blend of spaciousness, charm, and versatility, both inside and out. As you approach, a generous driveway welcomes you, providing ample off-road parking. To the right stands the former garage, now transformed into additional living space, while to the left, a meticulously maintained country garden leads to the front door, framed by a beautiful entrance porch crafted from English Oak.

Upon entering, you're greeted by a warm and inviting lounge featuring a captivating fireplace with an inset log burner (by separate negotiation), perfect for cosy evenings. French doors open from the lounge to reveal a delightful covered courtyard, offering a serene retreat regardless of the weather. Continuing through the entrance hall, you'll discover the bright and airy dining room, leading seamlessly into the spacious country kitchen adorned with oak worktops and modern appliances. A charming single pane window provides cinematic views of the rear garden, while the adjacent breakfast area/snug benefits from a feature glass ceiling, flooding the space with natural light. French doors from here open onto the garden, seamlessly blending indoor and outdoor living.

A bespoke study with field views to the front, a convenient utility room with access to the ground floor cloakroom, and a versatile garage conversion comprising a lounge, bedroom, and shower room complete the ground floor layout, offering potential for annexe accommodation if desired.

Ascending to the first floor, four generously sized bedrooms await, three doubles serviced by a stylish family bathroom. One of the doubles boasts a Juliette balcony with stunning rear views. However, the true highlight awaits at the end of the corridor: a luxurious master bedroom featuring a large dressing area, fitted storage, and a beautiful ensuite. French doors open onto a second Juliette balcony, offering breathtaking vistas of the rear garden and paddocks beyond.

Outside, the expansive gardens are a true oasis, featuring a large raised decking area with a hot tub (available by separate negotiation), an impressive lawn backing onto surrounding paddocks, and a segregated section for animals, where the current owner keeps chickens. Greenhouses and sheds provide ample external storage, while an impressive vegetable garden at the front of the property offers the opportunity for self-sufficiency.

In summary, this remarkable home caters to a variety of lifestyles, offering unparalleled comfort, flexibility, and tranquility. Don't miss the chance to make it your own.



LOUNGE

15'1" x 12'6" (4.60 m x 3.80 m)

DINING ROOM

15'1" x 10'2" (4.60 m x 3.10 m)

KITCHEN

15'1" x 11'10" (4.60 m x 3.60 m)

BREAKFAST AREA

9'6" x 7'3" (2.90 m x 2.20 m)

STUDY

7'7" x 6'3" (2.30 m x 1.90 m)

UTILITY ROOM

13'1" x 5'11" (4.00 m x 1.80 m)

RECEPTION ROOM

17'5" x 9'2" (5.30 m x 2.80 m)

GROUND FLOOR BEDROOM

10'10" x 8'2" (3.30 m x 2.50 m)

BEDROOM

20'4" x 17'1" (6.20 m x 5.20 m)

including dressing area

BEDROOM

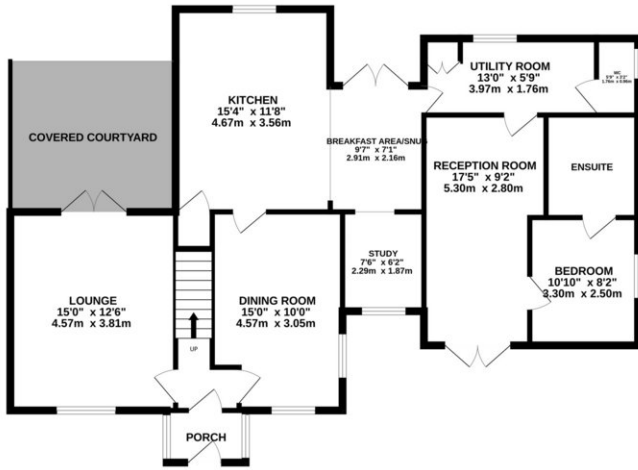
15'9" x 11'2" (4.80 m x 3.40 m)

BEDROOM

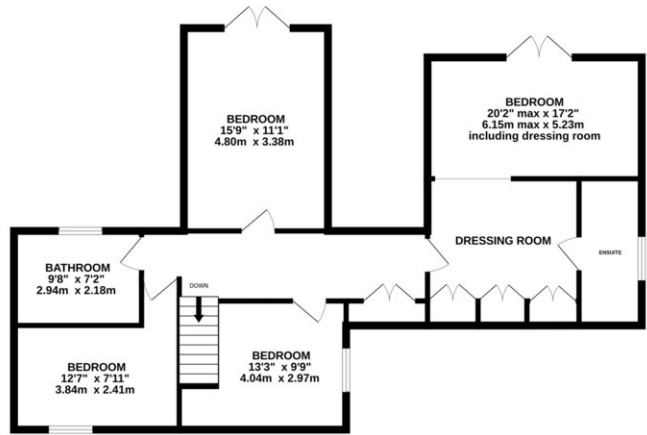
13'1" x 9'10" (4.00 m x 3.00 m)



GROUND FLOOR
1068 sq.ft. (99.2 sq.m.) approx.



1ST FLOOR
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA : 1983 sq.ft. (184.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Additional Information

Tenure: Freehold

Council Tax Band: D

Local Authority: Braintree District Council

Post Code: CB9 7XN

Viewings by appointment only

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.