

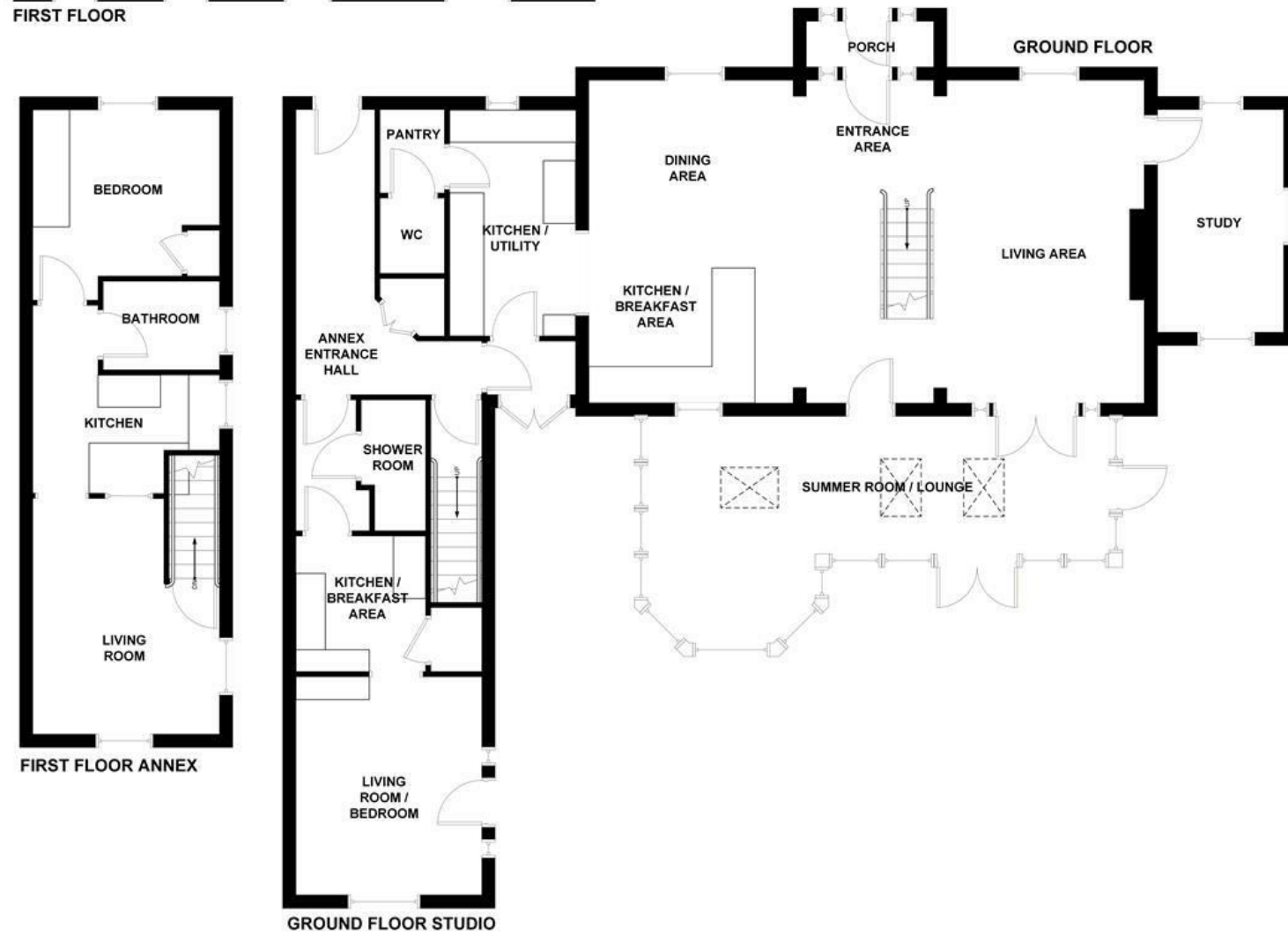
FIRST FLOOR

TOTAL APPROX. FLOOR AREA: 2840 SQ. FT.

APPROX. FLOOR AREA GROUND FLOOR ANNEX: 455 SQ.FT.
APPROX. FLOOR AREA FIRST FLOOR ANNEX: 437 SQ.FT.



NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.
The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.



FIRST FLOOR ANNEX

GROUND FLOOR STUDIO



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

AUDLEY END, GESTINGTHORPE, HALSTEAD, ESSEX, CO9 3AU

OFFERS OVER £900,000



**AUDLEY END
GESTINGTHORPE
HALSTEAD
ESSEX
CO9 3AU**

Situated in the highly sought-after village of Gestingthorpe, this substantial detached residence offers exceptionally versatile and expansive accommodation, perfectly suited to multi-generational living.

At the heart of the home lies a stunning open-plan kitchen, dining, and living area, beautifully designed to maximise natural light. This inviting space is enhanced by a central fireplace and French doors that open into an impressive garden room, where panoramic views across the surrounding grounds can be enjoyed year-round.

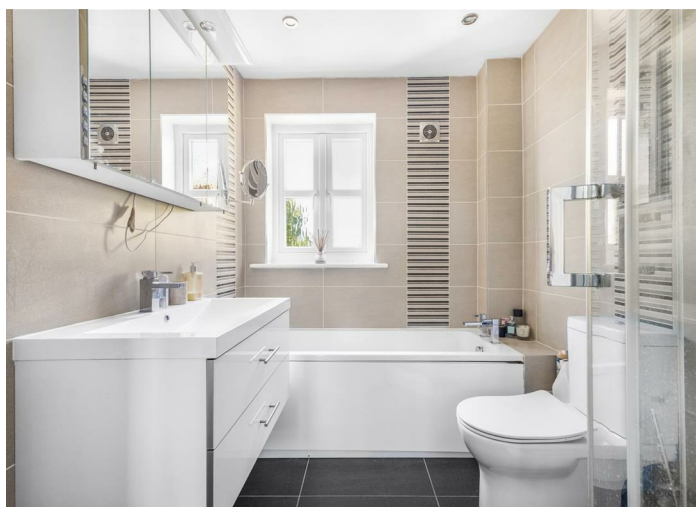
The ground floor further benefits from a generous study, an additional kitchen area, boot room, cloakroom, and a welcoming entrance porch — all thoughtfully arranged to support modern family life with both practicality and style.

Upstairs, the main house features three well-proportioned double bedrooms, including a spacious principal suite with en-suite facilities. A contemporary family bathroom serves the remaining bedrooms, alongside an additional room that offers flexibility as a fourth bedroom or dressing room.

A standout feature of this exceptional property is the presence of two separate self-contained annexes, each arranged to provide independent living accommodation with their own kitchens, bathrooms, and living areas. These versatile spaces are ideal for extended family, guest accommodation, or potential rental opportunities.

Externally, the property sits within an impressive plot of approximately half an acre, boasting extensive gardens that back onto open farmland, creating a peaceful and private setting. To the front, a large driveway provides ample off-road parking.





Entrance Porch

7'10" x 2'3" (2.4m x 0.7m)

Entrance via fully glazed UPVC door, double glazed UPVC windows, internal windows into Open Plan Living Area, coat & shoe storage space, inset spotlight. UPVC stained glass door to: Open Plan Kitchen/Dining Area.

Open Plan Kitchen/Dining Area

19'8" x 19'8" (6.0m x 6.0m)

Double glazed UPVC window to front aspect, double glazed internal UPVC window to Garden Room, carpeted stairway to first floor landing, various base and eye level units with wooden worksurfaces over, space for low level fridge/freezer, stainless steel sink with mixer tap and drainer unit, breakfast bar seating for four people, space for dining table, feature flued log burner, wall mounted radiator, wood vinyl flooring, inset spotlights, various power points. Opening to: Kitchen, Living Area. Glazed door to: Garden Room.

Open Plan Living Area

14'1" x 19'8" (4.3m x 6.0m)

Double glazed UPVC window to front aspect, internal double glazed UPVC window to Garden Room, feature fireplace with flued log burner and carved stone surround and mantel, wall mounted radiator, wood vinyl flooring, ceiling mounted light fixture, various power points. Double glazed internal French Doors to Garden Room. Door to: Study.

Kitchen

13'5" x 7'10" (4.1m x 2.4m)

Double glazed UPVC window to front aspect, various base and eye level units with wooden worksurfaces over, range style cooker with twin ovens, six ring gas hob & extractor fan overhead, stainless steel sink with mixer tap and drainer unit, space for dishwasher, space for washing machine, space for fridge/freezer, partially tiled walls, access to loft storage space, tiled flooring, inset spotlights, various power points. Door to: Cloakroom, Boot Room.

Cloakroom

Low level WC, pedestal wash hand basin, tiled walls, tiled flooring, inset spotlight.

Boot Room

4'11" x 2'11" (1.5m x 0.9m)

Double glazed UPVC French doors to rear aspect, inset spotlight. Door to: Internal Hallway.

Study

13'5" x 7'10" (4.1m x 2.4m)

Double glazed UPVC windows to rear, front & side aspect, access to loft storage space, wall mounted radiator, timber flooring, ceiling mounted spotlight array, various power points.

Garden Room

28'2" x 13'9" (8.6m x 4.2m)

Double glazed UPVC windows to various aspects, Velux windows to rear aspect, double glazed UPVC French Doors to rear aspect, double glazed UPVC door to side aspect, wall mounted radiator, timber flooring, inset spotlights, various power points.

First Floor Landing

14'9" x 5'10" (4.5m x 1.8m)

Double glazed UPVC window to rear aspect, carpeted stairway with painted timber post and rail banister, painted timber post and rail timber balustrade, wall mounted radiator, ceiling mounted light fixture, various power points. Doors to: Principal Bedroom, Bedroom Two, Bedroom Three, Bedroom Four/Dressing Room & Family Bathroom.

Principal Bedroom

13'5" x 11'5" (4.1m x 3.5m)

Double glazed window to front aspect, access to storage cupboard, wall mounted radiator, carpeted flooring, ceiling mounted spotlight array, various power points. Door to: En-Suite.

En-Suite

Frosted double glazed UPVC window to rear aspect, four-piece suite, low level WC, vanity wash hand basin with mixer tap and low level storage, UPVC bath with mixer tap, shower with glass screen, wall mounted mirrored storage cabinet, wall mounted heated towel rail, tiled walls, tiled flooring, inset spotlights, extractor fan.

Bedroom Two

12'5" x 9'10" (3.8m x 3.0m)

Double glazed UPVC window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted spotlight array, various power points.

Bedroom Three

13'5" x 9'6" (4.1m x 2.9m)

Double glazed UPVC window to rear aspect, access to loft storage area, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Four

7'10" x 7'10" (2.4m x 2.4m)

Double glazed UPVC window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Family Bathroom

Double glazed window to rear aspect, three-piece suite, low level WC, his & hers wash hand basin with mixer taps and low level storage, shower with glass sliding door & handheld attachment, wall mounted mirrored storage cabinet, tiled walls, tiled flooring, inset spotlights, extractor fan.



- **Five/Six Bedroom Detached Country Home**
- **Two Separate Self-Contained Annexes, Each With Kitchens, Bathrooms And Living Areas**
- **Set Within Approximately Half An Acre With Extensive Gardens And Ample Driveway Parking**
- **Substantial Detached Residence Offering Versatile, Multi-Generational Living**
- **Panoramic Views Over The Surrounding Gardens And Open Farmland**
- **Impressive Open-Plan Kitchen, Dining And Living Area Filled With Natural Light**
- **Additional Ground Floor Accommodation Including Study, Garden Room, Second Kitchen, Boot Room, Cloakroom And Entrance Porch**
- **Three Well-Proportioned Double Bedrooms In The Main House**
- **Principal Bedroom With En-Suite, Plus Family Bathroom And Flexible Fourth Bedroom/Dressing Room**
- **Situated In The Highly Sought-After Village Of Gestingthorpe**



Internal Hallway

17'4" x 11'1" (5.3m x 3.4m)

Glazed UPVC door to front aspect, stairs leading to First Floor Flat Living Room, wall mounted radiator, tiled flooring, ceiling mounted light fixture, various power points. Doors to: Studio Flat Lobby.

Studio: Lobby

7'10" x 3'3" (2.4m x 1.0m)

Carpeted flooring, ceiling mounted light fixture. Doors to: Studio Flat Kitchen, Studio Flat Shower Room.

Studio: Shower Room

Three-piece suite, Low level WC, pedestal wash hand basin with separate taps, shower with curtain rail, mirrored storage cabinet, tiled walls, tiled flooring, ceiling mounted light fixture.

Studio: Kitchen

8'2" x 8'2" (2.5m x 2.5m)

Various base and eye level units with granite effect worksurfaces over, stainless steel sink with mixer tap and drainer unit, oven with four-ring induction hob and extractor fan overhead, access to understairs storage, tiled flooring, ceiling mounted spotlight array, various power points. Opening to: Studio Flat Living Area.

Studio: Living Area

12'5" x 11'5" (3.8m x 3.5m)

Double glazed UPVC windows to side & rear aspect, double glazed UPVC door to side aspect, wall mounted radiator, carpeted flooring, ceiling mounted spotlights, various power points.

First Floor Flat: Living Room

14'1" x 11'5" (4.3m x 3.5m)

Double glazed UPVC window to rear & side aspect, carpeted flooring, ceiling mounted light fixtures, various power points. Glazed door to stairway, Opening to: Upstairs Flat Kitchen.

First Floor Flat: Kitchen

11'5" x 11'5" (3.5m x 3.5m)

Frosted double glazed UPVC window to side aspect, various base and eye level units with granite effect worksurfaces over, stainless steel sink with mixer tap and drainer unit, oven with four ring induction hob & extractor fan overhead, timber flooring, inset spotlights, various power points. Doors to: Upstairs Flat Bathroom, Upstairs Flat Bedroom.

First Floor Flat: Bathroom

Frosted double glazed UPVC window to side aspect, three-piece suite, low level WC, vanity wash hand basin with mixer tap and low level storage, panel enclosed bath with shower & curtain, wall mounted heated towel rail, mirrored wall mounted storage cabinet, wood vinyl flooring, partially tiled walls, inset spotlights, extractor fan.

First Floor Flat: Bedroom

11'9" x 11'5" (3.6m x 3.5m)

Double glazed UPVC window to side aspect, inbuilt wardrobe & storage units, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Grounds & Driveway

To the front, a gravelled in-and-out driveway is arranged in an attractive horseshoe layout around low-level hedging, framed by mature trees and enclosed by wooden fencing.

To the rear, a pedestrian gate opens onto a brick-paved patio with a low wall, leading through to a substantial lawned garden. This generous outdoor space is beautifully established with a variety of mature trees, shrubs and flowering plants. To the right is a small enclosed garden area, beyond which the main garden continues with planter beds, a storage shed and a summer house with sliding UPVC doors. Further mature trees and hedging provide a pleasant backdrop, with the garden enjoying an open aspect over adjoining farmland.

