



Rectory Farm Audley End, Halstead, CO9 3AU

Guide price £1,800,000



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Some More Information

The Main House:

The main house is set back some eighty metres from the electric video entry controlled, estate rail gates, the shingle driveway is flanked by topiary hedging and to either side the various outbuildings include the Essex Barn, Gymnasium building, parking courtyard with glazed door covered parking bays, whilst to the opposite side the detached two bedroom annex which has independent gated Driveway access.

The classic Georgian entrance door leads into the modest entrance hall where stairs rise to the first floor and doors give access to the sitting room, which benefits from sash windows & original shutters to both the front and side elevations, log burner inset into fireplace flanked to either side by hand made cupboards and book shelved storage. The second reception room to the front of the property is fitted with a cocktail bar complete with mirror backed and LED illuminated shelving to the rear, ideal for those weekend evenings relaxing with friends and family in an intimate private "bar" style space.

Leading along the entrance hallway a further door gives access beneath the main staircase where stairs lead down to the former cellar, which has been converted into a games room complete with window to the front elevation allowing light and ventilation via the externally grated window well.

Progressing along the entrance hallway with its feature brick paved floor, a stable door allows access to the utility room which has a double ceramic butler sink, washing machine and stacked tumble dryer located behind fitted cupboard doors, additional storage cupboards and a further stable door leading out to the rear terrace. Beyond is the ground floor cloakroom fitted with stone tiling, close coupled W.C. and wash hand bowl upon an Oak vanity storage unit.

Entering the real heart of the home:

The kitchen breakfast room, which opens through to the orangery is the real hub of this home, fitted with a range of eye and base level cupboards and drawers beneath a quartz stone worksurfaces, this magnificent space is where you really can feel you'd spend a large proportion of your time. An inset range cooker along with microwave, wine cooler, separate single oven and coffee machine all integrated and an American Style Fridge Freezer really caters for your needs. A step leads down to the lower link where it is open to the timber orangery built upon a brick plinth with doors to front and side leading out to the formal gardens whilst bi-fold doors lead onto the rear terrace and swimming pool. The Orangery is spacious enough not only to accommodate the dining table but also a beautiful sitting area and is shown with the marine fish tank to dissect the room in to two spaces. Moving back through to the rear of the property a playroom can be found with French doors leading out on to the rear terrace and a further guest bedroom is located above, accessed via an independent staircase from the playroom. To complete the ground floor of the property a side boot room with single half glazed door and ample shelved pantry storage space are located off of the breakfast link.

The First Floor:

The landing gives access to the four first floor bedrooms with the Master Bedroom having a sash window to the front elevation overlooking the driveway and formal gardens. A door way leading around the chimney breast into a dressing room which has been created by the partial sub-division of bedroom three, and benefits from a window looking over the side garden and paddock beyond. Bedroom two is also a lovely double room, again with a sash window and fitted with two spacious wardrobes along with a smaller storage cupboard. Bedroom three as previously mentioned has been sub-divided to create a nursery room with window to the side elevation whilst bedroom four is located to the centre at the front of the home again with sash window overlooking the drive.

Completing the first floor is the family bathroom comprising twin basins with heated, illuminated mirror above, concealed cistern W.C., walk in shower with drench head and dual ended boat bath. The bathroom is fully tiled with tiled floor and the final feature is the Television TV inset over the bath.

The Formal Grounds

Extending to 2.49 Acres the formal gardens flank the entrance drive and lead around either side of the home with established Rose and Rhododendron planted borders, shrubs and manicured hedging placed throughout, along with decorative sculptures and feature external artwork pieces. Located immediately opposite the side of the Orangery is the "Sky Rocket" walk leading down to a single Indian Bean Tree, framed to the rear by a semi-circular evergreen Yew hedge. To the immediate rear of the home is an expansive raised terrace, offering two areas for alfresco dining surrounding the air source heated outdoor swimming pool, hot tub and sun loungers.

The formal gardens continue around the rear of the paved terrace, where the expanse of lawn is separated from the raised terrace by a red brick and flint wall. Continuing around to the home office space which is also accessed via a meandering shingle path accessed via an established rose arbour. To the front of the property there is a large established Koi fish pond.

The Walled Herb Garden

Located to the side of the Essex Barn and neatly shielded from the elements, by both the Essex Barn and a further red brick and flint wall, the small but perfectly formed walled herb garden has a central brick paved path flanked by planting beds to either side leading to a timber constructed potting shed in a Victorian style.

The Essex Barn

The Essex Barn is located to the front of the property, which is of predominantly period timber construction with dual height barn doors, accessed through estate rail gates over a tegral block paved area. Internally the Essex Barn is largely open plan with a W.C. and wash hand basin and further storage cupboard within, a further single pedestrian door is located towards the far end of the barn where steps lead down into the courtyard where covered parking can be found for 3 cars. Adjoining the barn and accessed via the same courtyard the Gymnasium is located, with mirrored walls and window overlooking the parking court, this area is finished with laminate flooring.

The Farm Paddocks

Extending to a further 8.24cres (STS) and running from the Annexe alongside the formal gardens, a paddock area accessed via a five bar gate. leading down into the paddock areas, immature, semi-mature, and established tree planting belt, surrounding three sides of the paddocks. The Tree planting assists in framing the outlook for the main residence and within there is the natural pond with decked jetty area allowing an area to sit and enjoy the surroundings.

Location

The property is located in the rural North Essex village of Gestingthorpe, which benefits from The Pheasant Pub and restaurant, village hall, cricket pitch & beautiful Church. The nearby villages of Castle Hedingham and Great Yeldham offering local shops amenities and schools. Further beyond, Sudbury is located 6miles to the North East of the property, Bury St Edmunds 27miles North, whilst central Cambridge is located 32miles to the North West.

Games Room (Cellar)

16'10 x 15'4 (5.13m x 4.67m)

Bar/Reception

15'10 x 14'10 (4.83m x 4.52m)

Reception

14'1 x 17'5 (4.29m x 5.31m)

Utility

10'4 x 7'9 (3.15m x 2.36m)

Kitchen

14'10x 14'0 (4.52mx 4.27m)

Orangery

23'7 x 13'10 (7.19m x 4.22m)

W.C

5' x 7'7 (1.52m x 2.31m)

Storage

7'10 x 7'10 (2.39m x 2.39m)

Pantry

9'1 x 6'11 (2.77m x 2.11m)

Playroom

12'6 x 9'9 (3.81m x 2.97m)

Bedroom (Above Playroom)

12'6 x 9'9 (3.81m x 2.97m)

Bedroom One

15'11 x 12'11 (4.85m x 3.94m)

En-suite

Bedroom Two

16'0 x 12'1 (4.88m x 3.68m)

Bedroom Three

9'8 x 7'1 (2.95m x 2.16m)

Bedroom Four

6'6 x 6'9 (1.98m x 2.06m)

Dressing Room

13'8 x 16'0 (4.17m x 4.88m)

Bathroom

15'11 x 6'9 (4.85m x 2.06m)

Annexe Reception

19'0 x 16'2 (5.79m x 4.93m)

Annexe Kitchen

13'7 x 12'0 (4.14m x 3.66m)

Annexe Utility Room

8'2 x 7'5 (2.49m x 2.26m)

Annexe Bathroom

10'5 x 7'9 (3.18m x 2.36m)

Annexe Bedroom

11'6 x 11'6 (3.51m x 3.51m)

Annexe First Floor Bedroom

16'4 x 10'11 (4.98m x 3.33m)

Section 21

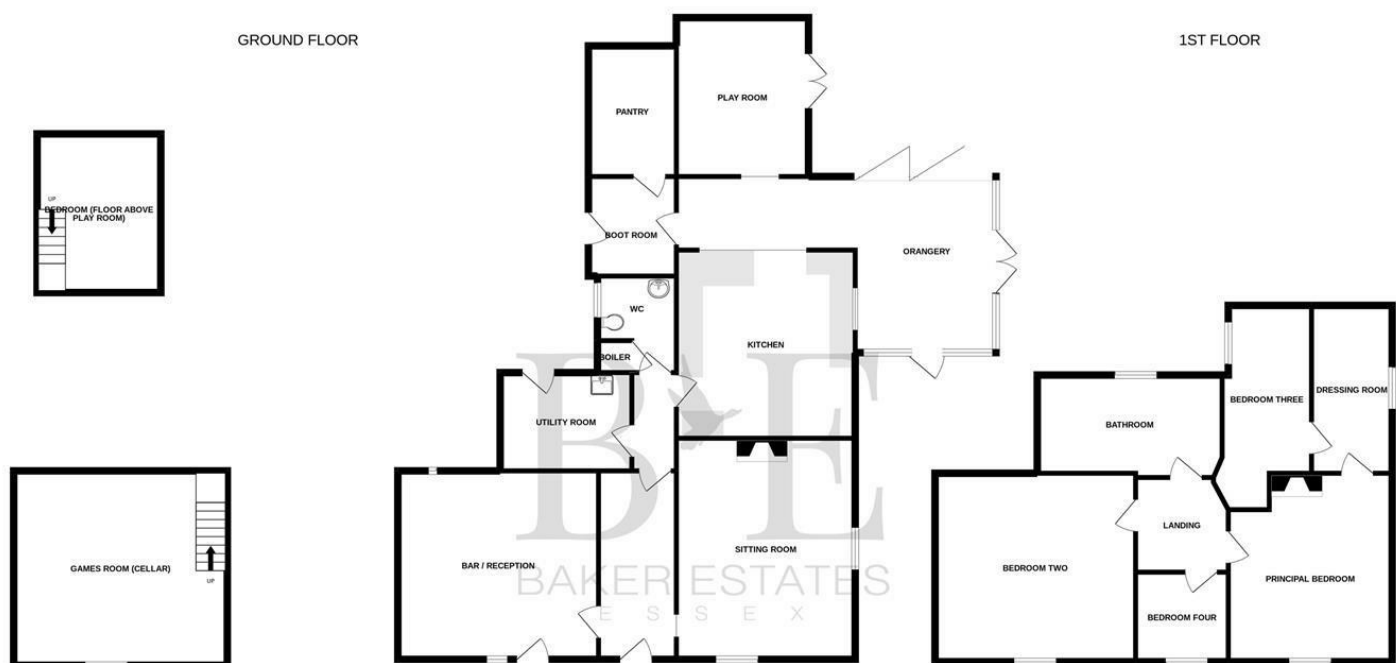
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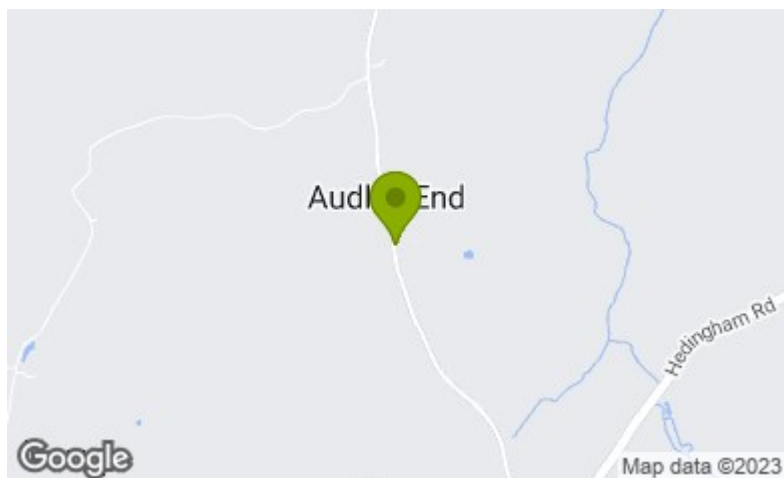
Lot Two - The Agricultural New Barn

Offered for sale as a separate lot the "New Barn" is of steel framed construction available for agricultural use, which was constructed in early 2022. Standing in ground of approximate 1/3 of an acre, the new barn has a concrete apron central roller shutter door and further steel pedestrian door. The guide price for this separate lot is £200,000 (two hundred thousand pounds).





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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