



Hall Lane, Ridgewell, CO9 4SE

CHEFFINS

Hall Lane

Ridgewell,
CO9 4SE

- Beautifully presented, detached home
- Open plan kitchen/dining/sitting room
- Refitted kitchen, bathroom and cloakroom
- Generous, mature plot with garage & driveway
- Tranquil, tucked-away setting
- Approved Planning Permission
- Offered chain free

Tucked away on a quiet no-through road, this extensively modernised four bedroom detached home occupies a generous mature plot. Finished to a high standard throughout, the property also benefits from approved planning permission for further expansion. No upward chain.

4 1 2

Guide Price £635,000





LOCATION

Located just outside Halstead, Ridgewell delivers tranquil Essex village living steeped in history, highlighted by the 12th-century St. Lawrence Church. Residents enjoy an active, welcoming community, open countryside ideal for outdoor recreation, and quick access to Halstead's schools, shops and restaurants. Convenient road connections make this serene rural setting remarkably well-connected.

GROUND FLOOR

ENTRANCE HALL

A spacious and welcoming entrance hall with an obscure double glazed entrance door with full height obscure double glazed panels to either side. Wood effect flooring continues through to the adjoining kitchen and living space, staircase rising to the first floor with understairs storage cupboard, further built-in coats and storage cupboard and contemporary internal doors to adjoining rooms.

CLOAKROOM

Refitted suite comprising low level WC, vanity wash basin, part-panelled walls and obscure double glazed window.

KITCHEN/DINING/SITTING ROOM

An impressive and spacious living space providing contemporary, modern day living. The room enjoys a good degree of natural light via a number of double glazed windows enjoying panoramic views, together with double glazed bi-folding doors providing access to the terrace and garden space. The refitted kitchen comprises a range of base and eye level units with quartz worktop, twin bowl butler sink and a matching central island incorporating a breakfast bar, integrated fridge, freezer, dishwasher and induction hob with oven below and extractor above. Further door to:

UTILITY ROOM

Space and plumbing for washing machine and tumble dryer, double glazed door with an adjoining double glazed window providing access to the rear garden and terrace and internal door providing access to the garage.

PLAYROOM/STUDY

A versatile, multi-purpose room with double glazed windows to the side and rear aspects.

FIRST FLOOR

LANDING

High level double glazed window to the side aspect, access to the loft space, built-in airing cupboard housing the pressurised hot water cylinder and replacement contemporary doors to adjoining rooms.

BEDROOM 1

Wide double glazed window to the front aspect with views over the garden and surroundings.

BEDROOM 2

Wide double glazed window to the rear aspect overlooking the garden.

BEDROOM 3

Double glazed window to the front aspect with views over the garden.

BEDROOM 4

Wide double glazed window to the rear aspect.

BATHROOM

Refitted suite comprising bath with independent shower over, vanity wash basin, low level WC, heated towel rail and high level double glazed window overlooking the garden and adjoining meadow.

OUTSIDE

The property is set in a desirable, tucked-away location within a no-through road, and enjoys a good sized mature plot accessed via an electric timber five-bar gate, in turn leading to

a block paved driveway providing extensive parking and access to the garage, with an adjoining lawn, mature hedging and timber shed. To the side of the house is a paved terrace providing excellent outdoor entertaining space, with a lawn sweeping around to the rear of the garden with raised beds.

GARAGE

Power and lighting connected, up and over door for vehicular access.

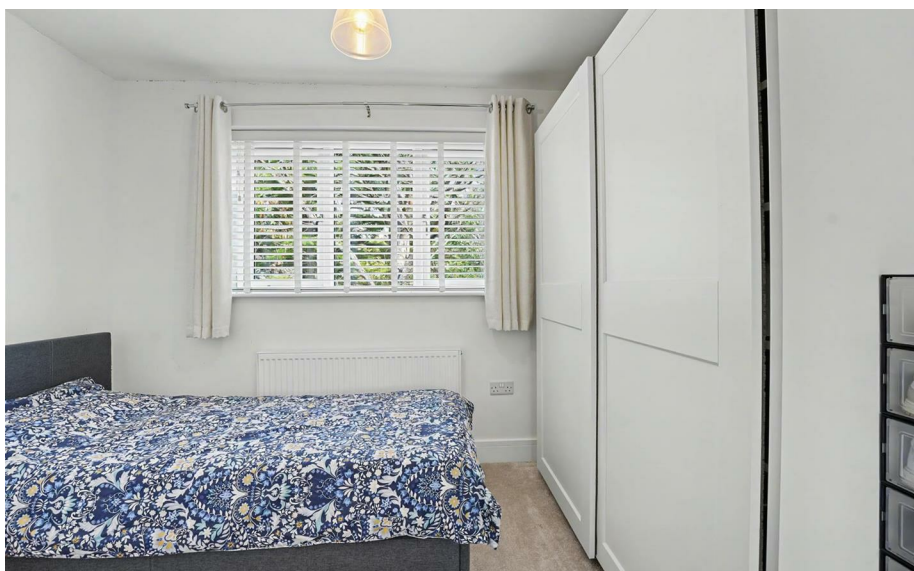
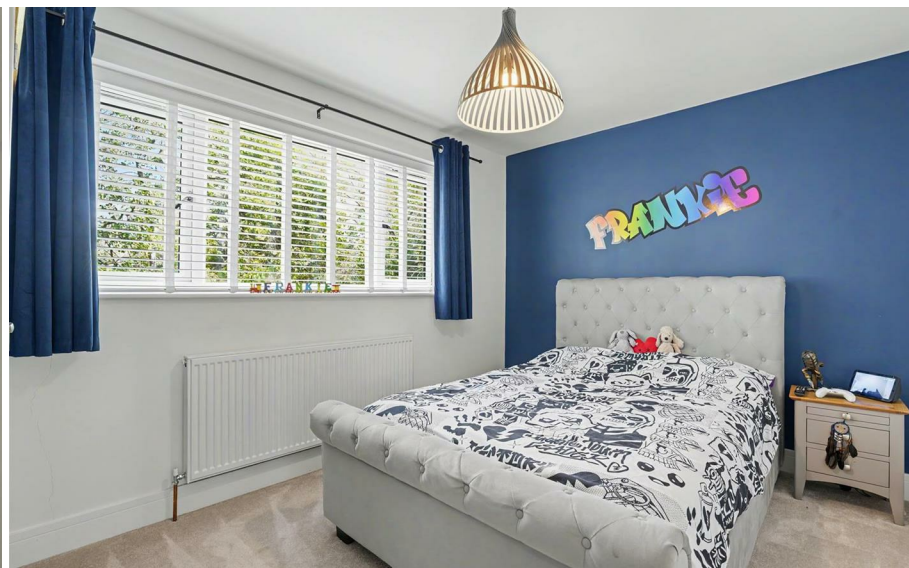
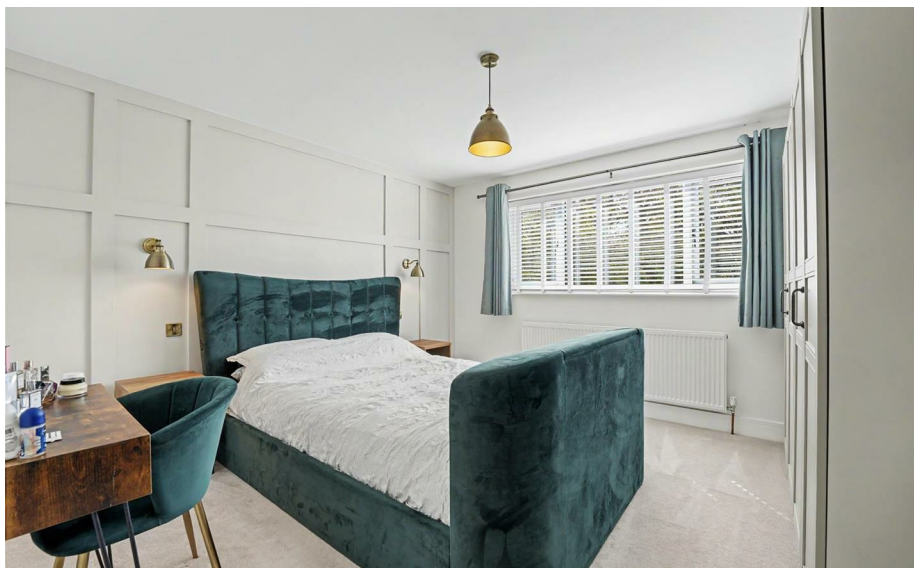
PLANNING PERMISSION

The property benefits from Planning Permission for a first floor extension above existing garage, installation of two rooflights. The proposed extension would provide a first floor principal bedroom suite with dressing room and en suite bathroom. Full details can be found on the Braintree Planning Portal under reference 25/02494/HH.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £635,000
Tenure - Freehold
Council Tax Band - F
Local Authority - Braintree





For more information on this property please refer to the [Material Information Brochure](#) on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

