



**16 CHURCH STREET**  
Steeple Bumpstead

**Carter Jonas**



## 16 CHURCH STREET, STEEPLE BUMPSTEAD, HAVERHILL, SUFFOLK, CB9 7DG

– Saffron Walden/Audley End Railway Station – approx. 11 miles  
– Cambridge – approx. 20 miles  
– Stansted Airport – approx. 17 miles

3 Reception rooms • Aga kitchen/breakfast room • Garden room & utility room • Cloakroom • 4 Double bedrooms • 3 Bath/shower rooms (2 en-suite) • Gravelled driveway & double bay cart lodge • Delightful lawned gardens with terrace • Detached summer house/studio/home office • EPC rating D

### DESCRIPTION

This much loved and characterful home has been in the same family for generations and has been significantly renovated and extended by the current owners in the 45 years they have been lucky enough to live there.

Originally dating back to the 1800s and still boasting some original features, the accommodation is bathed in natural light and is immaculately presented. With an Aga at its heart, the lovely kitchen/breakfast room is the focal point of the house adding to the welcoming and homely feel of the two versatile reception rooms and the cosy dining room. There is also a useful garden room opening to the garden, a utility, cloakroom and pantry.

On the first floor are four double bedrooms including a double aspect principal suite with dressing area and large bathroom. There are two further bath/shower rooms and a wealth of wardrobe cupboards. This is the perfect family home.

**AN ATTRACTIVE DETACHED FOUR BEDROOM VILLAGE HOME  
IN DELIGHTFUL LOCATION WITH BEAUTIFULLY PRESENTED  
ACCOMMODATION, LARGE SECLUDED GARDENS AND OUTBUILDINGS.**





## OUTSIDE

The property is accessed through a brick pillared entrance giving access to the extensive gravelled driveway leading round to the cart lodge garaging and parking. The plot is deceptively generous and beautifully maintained with large expanses of lawn, an enviable terrace ideal for al-fresco dining and thoughtfully planted and well-stocked beds and borders along with an established kitchen garden. An added bonus is the large detached summerhouse with a number of French windows opening to garden, the perfect tucked away space for all-weather dining and relaxing or studio/gym/home office (with power, water and drainage). A useful garden/potting shed completes the range of outbuildings. An attractive water feature provides a pretty outlook from the house and terrace.

## LOCATION

Church Street is a wonderfully quiet and picturesque street close the centre of this popular and well-served village situated in the delightful, rolling Essex countryside. No 16 has a lovely view directly across to the pretty church. Steeple Bumpstead has a thriving village community and good local amenities including a convenience store/post office/petrol station, a primary school, two pubs, an active village hall and a recreation ground. Further facilities including supermarkets, cinema and sports centre can be found in nearby Haverhill (3 miles). Schooling for all ages can be found in Saffron Walden and Cambridge. The lovely market town of Saffron Walden also offers excellent and varied shops, restaurants and cafes etc. For the commuter there is easy access to mainline rail services at Audley End and Stansted Airport as well as a very good network of road links in all directions.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services are connected. Oil fired central heating and gas fired Aga

**Local Authority:** Braintree District Council

**Viewings:** Strictly by appointment with the selling agents Carter Jonas 01223 403330





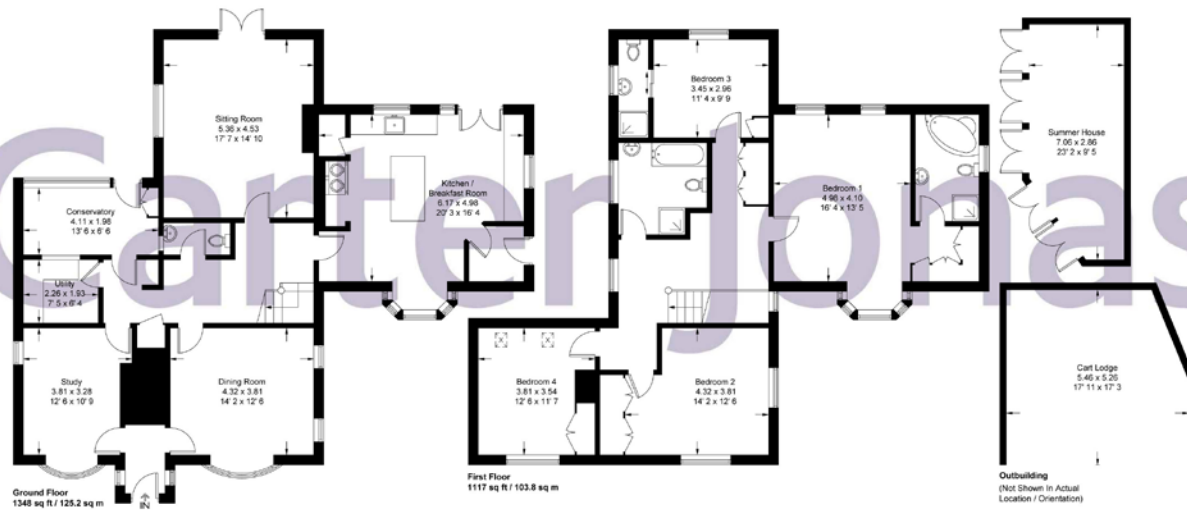
## Church Street

Approximate Gross Internal Area = 2465 sq ft / 229 sq m

(Excluding Car Lodge)

Outbuilding = 195 sq ft / 18.1 sq m

Total = 2660 sq ft / 247.1 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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