



Total area: approx. 373.4 sq. metres (4018.9 sq. feet)

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



Lustleigh | Stonehouse Lane | Halstead | TN14

£1,750,000 Freehold

- Substantial Residence
- Convenient yet tranquil location
- In excess of 4000 SF
- 5 or more bedrooms
- 4 reception rooms
- 3 bathrooms
- Utility & guest cloakroom
- Exquisite gardens

£1,750,000 Freehold



A SUBSTANTIAL RESIDENCE IN A VERY ENVIABLE LOCATION. Situated in what feels like a semi-rural location yet within very convenient reach of all amenities to include choice of 2 BR Stations, major transport links, including Gatwick, golf and equestrian facilities as well as shops and leisure Centres in Bluewater and Town centres Close by. The over 4000 SF accommodation is well designed and constructed to the highest standards of workmanship using the highest quality materials. The property is currently configured with 5 bedrooms, three bathrooms, and 4 reception rooms. This could be adapted to the new owners' requirements very easily. The master bedroom benefits from a large dressing room come walk-in wardrobe and an en-suite. There is a further bedroom with an en-suite and also 3 further bedrooms and 2 family bathrooms on the first and second floors. The ground floor accommodation is equally impressive with exquisite reception rooms, including a very well laid out lounge, a kitchen breakfasting room with a large window overlooking the garden. There is also a gym, a large garage and truly magnificent gardens which lends itself to outside entertaining too. This a remarkable home which requires an internal viewing to be fully appreciated.

Lustleigh, Stonehouse Lane, Halstead, TN14



Entrance Hall

Guest cloakroom

Lounge

20'11" x 22'0" (6.38m x 6.71m)

Dining room

25'1" x 11'3" (7.65m x 3.42m)

Kitchen/breakfasting room

21'11" x 20'12" (6.68m x 6.40m)

Utility room

10'10" x 7'12" (3.31m x 2.43m)

Landing

Master bedroom

22'5" x 12'10" (6.82m x 3.92m)

Dressing room

10'10" x 9'1" (3.29m x 2.77m)

En-suite to master

10'9" x 8'6" (3.27m x 2.60m)

Bedroom 2

16'7" x 11'8" (5.05m x 3.56m)

En-suite

11'8" x 6'7" (3.56m x 2.00m)

Bedroom 3

12'10" x 11'2" (3.92m x 3.41m)

Family bathroom

10'8" x 8'12" (3.26m x 2.74m)

Study

8'10" x 6'2" (2.68m x 1.88m)

2nd Landing

Bedroom 4

21'7" x 9'9" (6.59m x 2.96m)

Bedroom 5

14'3" x 9'9" (4.34m x 2.98m)

Bathroom

Gardens

Gym/office

18'8" x 14'4" (5.70m x 4.37m)

Garage

18'8" x 14'2" (5.70m x 4.33m)

