

Grier & Partners

— LAND AND ESTATE AGENTS —



February

February is a month of celebration and observances with Valentines' Day being the main event of the month. A time to spend the day with loved ones, exchanging gifts of flowers, chocolate and heartfelt gestures over a romantic meal out or a cozy quiet night in. Beyond romantic relationships, Valentine's Day is also a time to show appreciation to those around you, whether that be friends, family or colleagues. Whether through grand romantic gestures or simple acts of kindness, Valentine's Day is ultimately about showing your love and appreciation to those close to you.

February 2025 is an exciting time for stargazers, with a planet parade now visible in the night sky. A planet parade is when several of our solar systems planets are visible at the same time, but this year SIX planets will be visible towards the end of the month! Venus, Mars, Jupiter, Saturn, Neptune and Uranus are now visible in the night sky and will remain so until late February. Mars, Jupiter, Venus and Saturn are all visible with the naked eye but you will need to get your hands on a telescope to spot Neptune and Uranus! Being in the sky for a whole month, see if you can spot them all!

Property Market Update

A New Year is often seen as a fresh start in many parts of our lives and for the past 18 months the property market has been quiet and looking for just that.

2025 has so far provided that fresh start, the effects of the interest rate cuts of the last 6 months are kicking in with mortgage rates looking much more attractive. This has lead to a tangible increase in new buyer registrations and activity in the property market. There is still a desire from buyers for properties that offer a perception of value for money, so pricing is crucial to achieving a good reaction.

The upcoming stamp duty land tax changes are starting to have an effect as we are only a couple of months away from the 1st of April. Any change in taxation, especially one such as the SDLT changes has two effects the first to accelerate sales that are going through currently and secondly to drive buyers to re-assess their finances for purchases agreed now that are unlikely to complete before the deadline. One of our key focuses as an agency is helping guide our buyers and sellers through changes like this.

Looking forward into the year, the momentum building now I am sure will continue with more activity across the market. Contact us today to see how we can help you get ahead and ready for the remainder of 2025.

A handwritten signature in black ink, consisting of a large, stylized initial 'D' followed by a horizontal line extending to the right.



**Stourdale Close,
Lawford**

Sold STC

A 1960's detached three bedroom property with NO ONWARD CHAIN and a one bedroom DETACHED LODGE. This spacious property benefits from two reception rooms, kitchen, conservatory, utility room, ground floor shower room, three first floor bedrooms and bathroom.



**Chaplin Road
East Bergholt**

Sold STC



This 3 bedroom property on Chaplin Road offers the purchaser the opportunity to renovate and update to a purchaser's requirements in the desired village of East Bergholt. The property benefits from ample ground floor living space, three large bedrooms, large rear garden and ample off road parking to the front



**Hop Meadow,
East Bergholt**

Sold STC



A substantial six bedroom family house offering 3196 square feet of accommodation, including a stunning open plan kitchen-breakfast room, three reception rooms and garden room to the rear. Located close to the centre of the village and yet in a highly private no-through road.



**Elm Road,
East Bergholt**

Sold STC

Situated in a central location within the desired village of East Bergholt, this two bedroom bungalow offers ample living space, large rear garden, off road parking and scope for updating and modernising to a purchasers requirements.



**Upper Street,
Stratford St Mary**

Sold STC

This period cottage located in the attractive village of Stratford St Mary, offers a purchaser an excellent opportunity to build upon the work started by the current vendors to carry out their own vision of a sympathetic renovation to modern standards.



**Quintons Corner,
East Bergholt**

Sold STC



A spacious four bedroom property offering an abundance of space from a 26'08 x 15'09 Sitting room extension, separate Dining room and Kitchen, Four bedrooms and a large family bathroom. The property also benefits from a large rear garden with field views to the rear.





**The Street,
Capel St Mary**

- 3 Bedrooms
- 1 Bathroom
- 1,185 sq ft
- **£399,995**

A delightful detached unlisted period cottage with origins, we understand, from 1770 located in a central position within the village being close to amenities. Offering three reception rooms, three bedrooms, fitted kitchen, conservatory and utility.



**Notcutts,
East Bergholt**

- 4 Bedrooms
- 2 Bathrooms
- 1,249 sq ft
- **£585,000**



This spacious four bedroom family home, situated in a quiet corner of the village within a short walk of the Gandish Road playing fields, Oranges and Lemons and Flatford Mill. Offers a buyer an abundance of ground floor space, alongside a sizable, West facing back garden.



**Broom Way,
Capel St Mary**

- 4 Bedrooms
- 2 Bathrooms
- 1,453 sq ft
- **£499,995**



Situated on the edge of the village of Capel St Mary, this four bedroom detached family house benefits from an abundance of space ideal for family life. Presented to a high standard throughout and offering separate utility and garage storage space, the property is both practical and desirable.



**The Drift,
Capel St Mary**

- 3 Bedrooms
- 2 Bathrooms
- 1,280 sq ft
- **£585,000**



Take the opportunity to acquire the Final Unit available within the desirable surroundings of The Drift in Capel St Mary. Completed with an outstanding level of craftsmanship throughout, this three bedroom detached property boasts an open plan Kitchen - Living - Dining Room with a vaulted ceiling



**Askins Road,
East Bergholt**

- 3 Bedrooms
- 2 Bathrooms
- 1,100 sq ft
- **£585,000**



Enview, a three bedroom detached bungalow located on a quiet private road in the centre of East Bergholt within just a 10 minute walk of the village centre. The property is presented to a high standard throughout with attention to detail paid to every aspect of the build.



**The Old Street,
Capel St Mary**

- 2/3 Bedrooms
- 1 Bathrooms
- 1,184 sq ft
- **£385,000**



A stunning Victorian semi-detached property benefiting from immaculate accommodation over three floors comprising : two reception rooms, impressive fitted kitchen/breakfast room, utility, cloakroom, two first floor bedrooms and shower room and a second floor attic room



Beaumont Hall Barns

Church Lane, Beaumont, Essex

Completed to an exceptional standard throughout and combining a thoughtful blend of modern spacious accommodation and period touches, all within the stunning surroundings of Beaumont Barns. This near unique development has been a long project for Stonecrest Homes LTD turning these once derelict grade II listed barns into 7 stunning new build homes with period bricks and beams flooding throughout the properties.



Planning consent was granted to restore and convert the imposing range of Grade II Listed buildings into 7 unique and bespoke residential properties of varying sizes within a 3 acre site. The historically important complex mainly comprised of 17th & 18th Century Red brick barns and granary set in a horseshoe cluster around a courtyard setting. All of the barns and buildings were constructed from red brick with a slate and/or red clay tiled roof with evidence of many features, such as threshing floors and bold beams depicting its historic past.





Game Keepers Cottage

- 1 Bedroom
- 1 Bathroom
- 1,512 sq ft
- **£425,000**

Comprising extensive ground floor accommodation including a large sitting room, entrance hall and kitchen-breakfast room all with 10'0 plus ceiling heights, alongside a substantial first floor bedroom, garden room and courtyard all interspersed with extensive historical features and characterful touches.



Owl Cottage

- 2 Bedroom
- 1 Bathroom
- 1,688 sq ft
- **£595,000**



Explore this newly converted Grade II Listed barn, situated on the edge the village of Beaumont on the Tendring Peninsular, just a short drive from Colchester mainline station and links to London. The property offers a fantastic and interesting blend of traditional period features alongside a modern layout.



Partridge Cottage

- 3 Bedroom
- 2 Bathroom
- 2,147 sq ft
- **£625,000**

This remarkable converted barn seamlessly integrates the practicality and ease of living of a modern new build within the breath taking surroundings of a grade II listed barn. Carefully attention has been paid to ensure the abundance of period features are front and centre throughout this wonderful property.



Shooting Lodge

- 2 Bedroom
- 1 Bathroom
- 1,482 sq ft
- **£495,000**



Completed to an exceptional standard throughout, The Shooting Lodge offers a buyer the opportunity to enjoy a thoughtful blend of modern spacious accommodation and period touches, all within the stunning surroundings of Beaumont Barns.



Mission Lane, East Bergholt

- 6 Bedrooms
- 3 Bathrooms
- 1,991 sq ft
- **£899,950**

A substantial village home offering six bedrooms and a large plot of just under a third of an acre. The garden takes in a Southerly aspect to the rear enjoying day long sunshine. Internally there is an abundance of flexible living space including a substantial 320 square foot kitchen-dining room overlooking the garden.



Hadleigh Road, Holton St Mary

- 4 Bedrooms
- 4 Bathrooms
- 2,612 sq ft
- **£1,175,000**



This substantial and exceptionally well presented, four double bedroom with en-suite, contemporary family home situated in a private position within the village of Holton St Mary, offers a purchaser the opportunity to acquire an architect designed home that was completed to the exacting standards of the current owners.

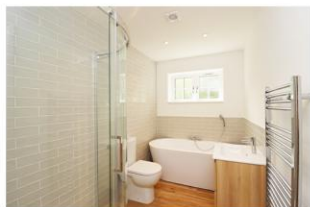


Heath Road, East Bergholt

- 2 Bedrooms
- 1 Bathrooms
- 740 sq ft
- **£415,000**



Completed to an outstanding level throughout and occupying a quiet position within the village, this two bedroom new build bungalow offers an exceptional specification throughout with a close attention to detail and integration of a range of bespoke features.



Flatford Lane, East Bergholt

- 4 Bedrooms
- 1 Bathrooms
- 2,174 sq ft
- **£685,000**

This substantial village home located on Flatford Lane close to Burnt Oak Corner in the village of East Bergholt, offers the opportunity to acquire a property with scope for modernisation and enhancement.



Hazel Shrub, Bentley

- 3 Bedrooms
- 2 Bathrooms
- 1,774 sq ft
- **£799,995**



Positioned in attractively landscaped plots, with gardens, patios, dedicated garages and plenty of off-road parking, the three impressive bungalows within this development will allow residents the chance to enjoy the tranquillity of the countryside.



Collingwood Fields, East Bergholt

- 3 Bedrooms
- 1 Bathrooms
- 900 sq ft
- **£330,000**



NO ONWARD CHAIN. Conveniently situated within the village, this semi-detached three bedroom house benefits from spacious living accommodation, private enclosed rear garden and off road parking.





**Daisy Close,
Capel St Mary**

- 2 Bedrooms
- 1 Bathrooms
- 635 sq ft
- **£260,000**

An well presented end of terrace two bedroom house.

Built approx 3 years ago (NHBC still remaining) with benefit of being within easy access, whether walking or driving, of all village amenities. Offering living room, kitchen/dining room, cloakroom, two bedrooms and family bathroom



**Sarah Rand Road,
Hadleigh**

- 3 Bedrooms
- 2 Bathrooms
- 1,109 sq ft
- **£320,000**



This modern, well-presented three-bedroom property benefits from a spacious ground floor with three large bedrooms and an en-suite to the main bedroom. This semi-detached property also benefits from the quiet location within the Weavers Meadow development



**The Street,
Capel St Mary**

- 4 Bedrooms
- 2 Bathrooms
- 1,464 sq ft
- **£410,000**



This four bedroom family home situated in the heart of the popular village of Capel St Mary, offers well laid out, flexible living space including a kitchen/breakfast room, study/playroom and sitting room on the ground floor, ample parking and four generous bedrooms on the first floor.



A substantial detached family house situated on the edge of the village of Bradfield, the property was built in the early 1980s in all some 0.23 of an acre (sts) on a corner plot. The accommodation includes four bedrooms two shower rooms three reception areas, kitchen breakfast room utility room and large integral double garage.

**Straight Road,
Bradfield**

- 4 Bedrooms
- 1 Bathrooms
- 1,776 sq ft
- **£495,000**



**Langham House,
Sproughton**

- 5 Bedrooms
- 2 Bathrooms
- 3,556 sq ft
- **£1,295,000**

This exceptionally well proportioned family house is situated on the edge of Sproughton accessed via a private tree lined drive.

Throughout, the accommodation is presented with the highest standards of fixtures and fittings, with the addition of the substantial cart lodge and studio the property offers the complete country house.



**East Mill Green,
Bentley**

- 5 Bedrooms
- 2 Bathrooms
- 1,291 sq ft
- **£465,000**



Situated within the charming and popular Suffolk village of Bentley this substantial property offers highly flexible accommodation to be configured as either a five bedroom detached bungalow or three bedroom bungalow with one bedroom self contained annex.



**Silver Leys,
Bentley**

- 4 Bedrooms
- 2 Bathrooms
- 1,722 sq ft
- **£530,000**

A well presented extended detached four-bedroom bungalow located on a corner plot in the quiet village of Bentley. The property extends to approx 1722 sq.ft and benefits from two reception rooms, conservatory, fitted kitchen, utility room, first floor study/office, family bathroom, four bedrooms, shower room and private garden



**London Road,
Capel St Mary**

- 4 Bedrooms
- 2 Bathrooms
- 2,012 sq ft
- **£745,000**



This well presented, detached, five bedroom family home situated in a convenient position in the village of Capel St Mary on a no-through road offers an abundance of space and living accommodation from the open plan 'Orwell's' Kitchen-Breakfast room to the generous dining room and sitting room



**School Road,
Langham**

- 2 Bedrooms
- 1 Bathrooms
- 1,000 sq ft
- **£425,000**



Situated in the charming village of Langham, this two bedroom detached bungalow offers the opportunity for a purchaser to acquire the property with no-onward chain and to build upon the strengths of the existing home, while re-modelling and extending to their own requirements.



A beautifully presented detached three bedroom bungalow situated in a set back position within the village of Holton St Mary. The property benefits from extensive living accommodation, field views to the rear, ample off-road parking all in a 0.24 acre plot.



**Hadleigh Road,
Holton St Mary**

- 3 Bedrooms
- 1 Bathrooms
- 1,184 sq ft
- **£495,000**

**Hadleigh Road,
Holton St Mary**

- 4 Bedrooms
- 2 Bathrooms
- 1,080 sq ft
- **£495,000**



This detached four bedroom bungalow in the desirable village of Holton St Mary is now available to purchase with no-onward chain. The property benefits from generous bedrooms, large sitting/ dining room and separate kitchen combined with a large private rear garden and extensive driveway parking for a number of vehicles.



**Hadleigh Road,
Holton St Mary**

- 2 Bedrooms
- 1 Bathrooms
- 742 sq ft
- **£245,000**



NO ONWARD CHAIN. A charming character two-bedroom terraced cottage offering surprisingly spacious accommodation and period features including exposed timbers together with a generous rear garden and off road parking.



**Friars,
Capel St Mary**

- 3 Bedrooms
- 1 Bathrooms
- 850 sq ft
- **£365,000**

This modern, well presented, efficient and stylish three bedroom detached family home in the Suffolk village of Capel St Mary, offers great living space on the ground floor including open plan kitchen/dining room and three well sized bedrooms on the first floor.



**Long Meadow,
Copdock**

- 3 Bedrooms
- 2 Bathrooms
- 1,539 sq ft
- **£475,000**



A recently constructed contemporary style three bedroom detached property offering light and airy accommodation with impressive open plan living/dining/kitchen overlooking enclosed rear garden and field views to the rear.



**Lower Street,
Stratford St Mary**

- 4 Bedrooms
- 1 Bathrooms
- Grade II *
- **£535,000**



This historically significant, Grade II* Listed, intriguing and charming village property in need of complete restoration, features include five bedrooms and an abundance of ground floor space alongside just under half an acre of garden (STMS).



**Pykenham Way,
Hadleigh**

- 3 Bedrooms
- 1 Bathrooms
- 936 sq ft
- **£245,000**



This three-bedroom mid-terraced property on Pykenham Way benefits from a large sitting room, kitchen, and utility on the ground floor and three large bedrooms on the first floor. Being within walking distance from the town centre, this property is truly worth a viewing.



**Elm Estate,
East Bergholt**

- 3 Bedrooms
- 1 Bathrooms
- Offers in the Region of **£200,000**



A great opportunity for modernization, extension and improvement (STC), this three bedroom property benefits from a generous plot within Elm Estate. With a south facing private rear garden and well spaced living accommodation, we highly recommend a viewing.



**Land off Hunters
Chase, Dedham**

- 2.6 Acres
- **£150,000**



Strategically placed on the edge of the village of Dedham, this 2.6 acre (sts) parcel of grassland with consent for equestrian use and well defined hedge boundaries to all sides, represents an excellent opportunity to develop and enhance the land for a buyers specific uses.





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