



Bardfield Road, Finchingfield, CM7 4LL



Bardfield Road

Finchingfield,
CM7 4LL

- Unlisted Period Cottage
- Wealth of Period Features
- Detached Double Garage
- Private Rural Location
- Approx. 1 Acre

Unlisted period cottage set in a stunning tucked-away location on the edge of the village with views over adjoining countryside. The property comfortably sits within its own delightful mature grounds of approximately 1 acre incorporating a detached double garage, stable block and beautiful gardens.

 4  2  5

Guide Price £850,000





LOCATION

The property is located on the edge of Finchingfield enjoying stunning rural views. Finchingfield is a sought-after village offering local shops, a post office and pubs, churches and a village primary school. Local buses connect the village to nearby towns and surrounding villages including Braintree, Great Bardfield, Saffron Walden and Great Dunmow. Mainline train services are available from Braintree to London Liverpool Street on the Colchester line or alternatively from Stansted, Audley End, Bishops Stortford or Elsenham on the Cambridge line. Stansted Airport and the M11 are approximately 16 miles to the west and fast access is available on the new A120 dual carriageway.

ON THE GROUND FLOOR

RECEPTION HALL

A pair of double glazed doors with adjoining double glazed windows providing views over the driveway and adjoining countryside, further pair of glazed doors provide access to the front aspect and natural light, exposed brick wall, solid pine doors to adjoining rooms. Staircase rising to the first floor.

KITCHEN/BREAKFAST ROOM

fitted with an extensive range of base and eye level units with worktop space over and two oven Aga, twin bowl sink unit, integrated dishwasher, integrated fridge and freezer, windows to the front and rear aspects enjoying views, glazed stable door providing access to the rear terrace and garden, cupboard housing boiler.

UTILITY ROOM

fitted with a range of base and eye level units with worktop space over, space for washing machine and tumble dryer, double glazed window to rear aspect overlooking garden.

DINING ROOM

dual aspect room with double glazed windows to the front and side aspects overlooking the garden and surrounding countryside.

STUDY

A pair of glazed doors provide views and access onto the terrace and rear garden, exposed timbers, brick floor.

READING ROOM

with window to the front aspect enjoying views, exposed timbers, door leading to the second staircase, further windows to the rear.

CLOAKROOM

comprising w.c., wash basin, exposed timbers, obscure window.

SITTING ROOM

dual aspect room with a pair of windows to the front aspect enjoying views together with door with bullseye window enjoying views together with a door with bullseye window to front aspect, a pair of glazed doors provide access to the rear terrace and garden, fireplace with exposed brickwork and oak mantel, exposed timbers, further glazed door leads to:

CONSERVATORY

with three quarter height windows and doors provide panoramic views over the gardens and surrounding.

GROUND FLOOR BATHROOM

with suite comprising shower enclosure, w.c., wash basin and bath, part tiled walls, tiled floor, obscure glazed windows.

ON THE FIRST FLOOR

LANDING

with skylight to rear aspect, doors to Bedrooms 1 and 4.

BEDROOM 1

dual aspect room with double glazed windows to the front and side aspect enjoying stunning views, fitted bedroom furniture incorporating wardrobes, drawers and dressing table, door to:

ENSUITE

comprising shower enclosure, bath, vanity wash hand basin, w.c., tiled walls and floor, windows to two aspects enjoying views.

LANDING

which is accessed from the rear hallway. Doors to Bedrooms 2 and 3.

BEDROOM 2

with window to the front aspect with views, exposed brick chimney breast, exposed timbers.

DRESSING ROOM

with window to side aspect, built-in wardrobe.

BEDROOM 3

with windows to front aspect with views, built-in wardrobe, step leading to:

BEDROOM 4

with windows to front and rear aspects, door leading onto landing.

NOTE

Bedrooms 3 and 4 could easily be separated with independent access or used as one room.

OUTSIDE

The property is set in a stunning tucked away position in the outskirts of the village and accessed via a gravelled driveway. The gardens are a particular feature of the property and lovingly cared for by the current owners over a number of years. To the front of the cottage is a bed of roses and pond, at the end of the driveway is a DETACHED DOUBLE GARAGE 17'7" x 17'2" with a pair of up and over doors, eaves storage space and window to the side aspect, power and lighting connected. Footpath running along the front boundary.

In addition to the double garage is a STABLE YARD with stable block incorporating stable, tack room and store room with hardstanding to the front.

Main garden is mainly laid to lawn with an abundance of well stocked flower and shrub beds, mature trees, bushes and hedging, also enjoying a good degree of privacy. Large timber shed. The property is set in total approximately one acre.

AGENT'S NOTES

- Tenure - Freehold
- Council Tax Band - G
- Property Type - Detached house
- Property Construction - Brick and timber with thatch and tiled roof (rethatched 2021)
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 2500
- Parking - Garage and driveway
- UTILITIES/SERVICES
- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Oil fired heating and open fire
- Broadband - Standard copper line
- Mobile Signal/Coverage - Good

- Flood risk - The boundary to the south east adjoins Flood Zone 3
- Rights of way - A public footpath runs to the south and east boundary of the property

VIEWINGS

By appointment through the Agents.












Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £850,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - Braintree





Approx. gross internal floor area 232 sqm (2500 sqft)



8 Hill Street, Saffron Walden, CB10 1JD
01799 523656 | saffron-walden@cheffins.co.uk | cheffins.co.uk



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.