



Church Hill, Finchingfield, CM7 4NN

CHEFFINS

Church Hill

Finchingfield,
CM7 4NN

- Imposing detached home
- 0.4 of an acre plot
- Characterful accommodation
- Excellent village location
- Driveway and double garage
- Established garden with stunning views

A handsome four bedroom home which sits comfortably within a 0.4 of an acre plot with stunning views over adjoining countryside. The property offers bright and characterful accommodation, together with ample off street parking, double garage and a charming garden.

4 3 3

Guide Price £1,125,000





LOCATION

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. A school bus service is provided to the Tabor secondary school in Braintree, Helena Romanes secondary school at Great Dunmow and the County High School in Saffron Walden. 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.

GROUND FLOOR

RECEPTION HALL

Entrance door and windows to the front aspect, staircase rising to the first floor, feature redbrick fireplace and doors to adjoining rooms.

DRAWING ROOM

Windows to the front and rear aspects and glazed door opening to the garden. Inglenook fireplace with wood burning stove.

DINING ROOM

Window to the rear aspect.

CLOAKROOM

Comprising pedestal wash basin, low level WC and obscure glazed window to the side aspect.

BOILER ROOM

Housing the oil fired boiler with obscure glazed window to the rear aspect.

SITTING ROOM

Windows to the front and rear aspects, feature fireplace with wood burning stove and glazed French doors to the rear aspect.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base units with composite worktops over, ceramic butler sink, integrated dishwasher, four ring induction hob, electric double oven, Aga and windows to the rear and side aspects. Door to:

UTILITY/BOOT ROOM

Fitted with base units with space and plumbing for washing machine and tumble dryer, sink unit and space for free standing fridge freezer. Access to loft space, window to the side aspect and door leading to the outside space. Doors to adjoining rooms.

LARDER

Fitted shelving.

WC

Comprising low level WC and obscure glazed window to the side aspect. Door to:

STORAGE ROOM

Window to the side aspect.

FIRST FLOOR

LANDING

Doors to adjoining rooms, airing cupboard and eaves storage and window to the rear aspect.

BEDROOM 1

Windows to the front and rear aspects, eaves storage cupboards and door to:

EN SUITE

Comprising pedestal wash basin, low level WC, free standing roll top bath with shower attachment and window to the front aspect.

BEDROOM 2

Window to the front aspect and fitted wardrobe.

BATHROOM

Comprising pedestal wash basin, low level WC, panelled bath with shower attachment and window to the rear aspect.

BEDROOM 3

Windows to the front, rear and side aspects and eaves storage cupboards.

SHOWER ROOM

Comprising pedestal wash basin, low level WC, shower enclosure and window to the rear aspect. Access to loft space.

BEDROOM 4

Window to the front aspect and fitted wardrobe.

OUTSIDE

To the front of the property is an attractive brick and flint wall and five bar gate opening to the gravelled driveway which provides off street parking for several vehicles and access to the double garage. The front garden is laid to lawn with mature beds bordering and sculpted box hedges and pathway leading to the entrance door. The rear garden is predominantly laid to lawn with hedges bordering and a paved terrace for al fresco entertaining. There are stunning views to the rear over the adjoining countryside.

DOUBLE GARAGE

Accessed via a pair of timber doors, power and lighting connected and staircase rising to a study/studio area with window to the front aspect.

AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

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			
(69-80) C			
(55-68) D		53	65
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



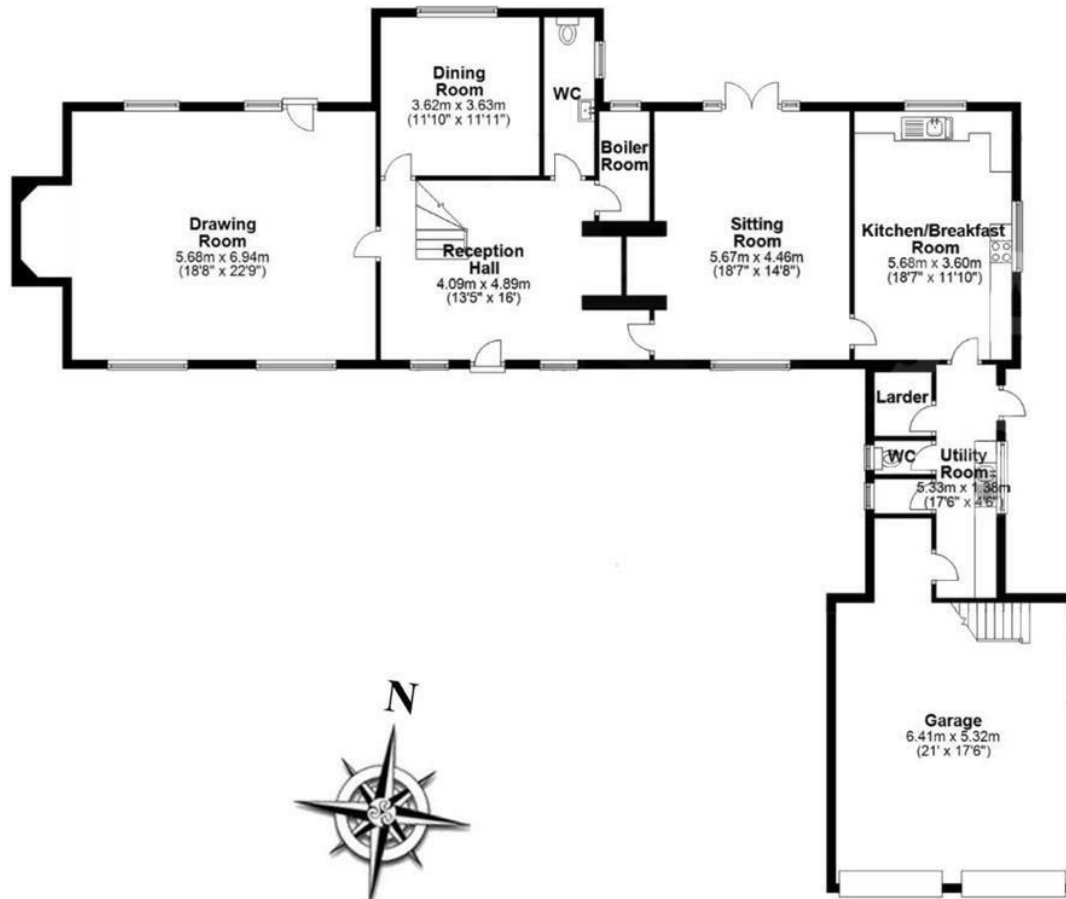
Guide Price £1,125,000
 Tenure - Freehold
 Council Tax Band - H
 Local Authority - Braintree



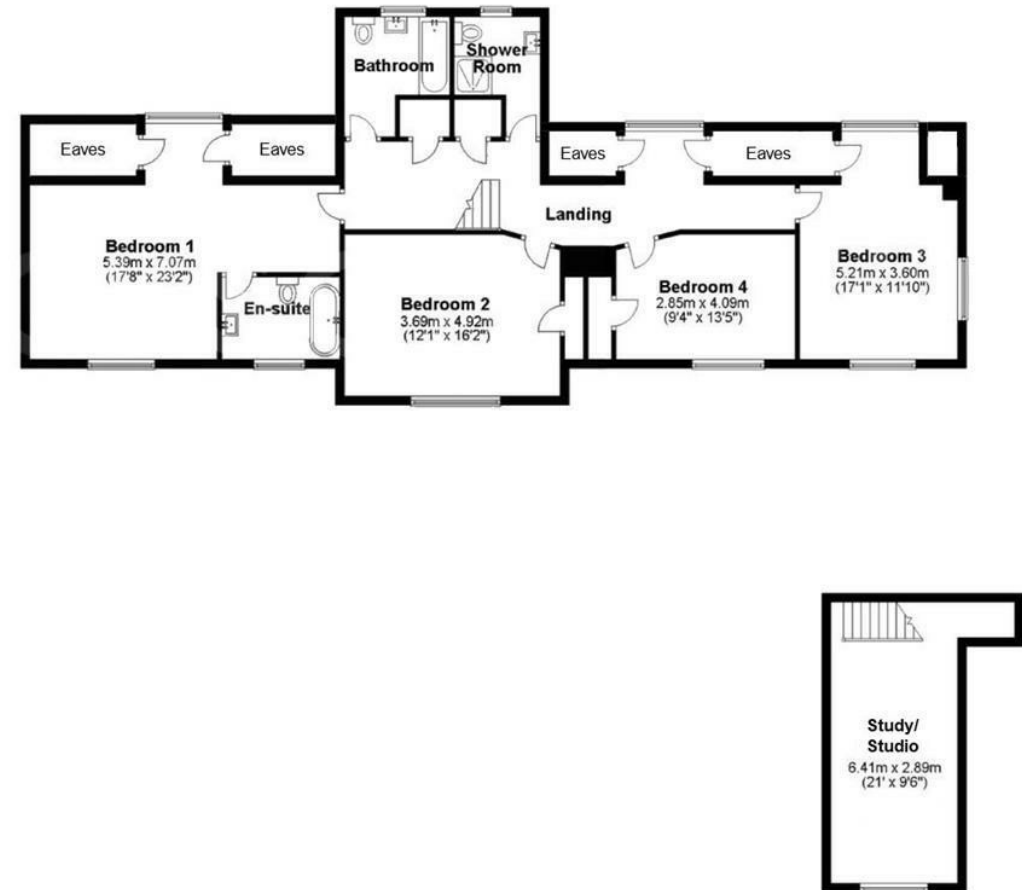
**APPROX INTERNAL FLOOR AREA
316 SQ M 3400 SQ FT
INCLUDING GARAGE**

This plan is for layout guidance only and is **NOT TO SCALE**.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Ground Floor



First Floor





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