



Wethersfield Road, Finchingfield, CM7 4NR

CHEFFINS

Wethersfield Road

Finchingfield,
CM7 4NR

- Offered chain free
- Charming character cottage
- High specification throughout
- Driveway parking
- South westerly gardens
- Three double bedrooms

A beautifully appointed and charming Grade II Listed cottage positioned in an enviable village location. Immaculately presented throughout, the property boasts a plethora of character features together with landscaped, south westerly gardens and driveway parking. No onward chain.

3 1 2

Guide Price £550,000





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

OAK FRAMED PORCH

Entrance door to:

ENTRANCE HALL

Stained glass window to the front aspect, exposed timbers, staircase rising to the first floor and door to:

LIVING ROOM

Windows to two aspects, oak flooring, exposed timbers and exposed brick fireplace with oak mantle, tiled hearth and log burner. Doors to adjoining rooms.

DINING ROOM

French doors opening to the garden and window to the side aspect, oak flooring, exposed brick chimney breast and exposed timbers. Door to:

INNER HALLWAY

Tiled flooring, opening to the kitchen and doors to adjoining rooms.

CLOAKROOM

Comprising low level WC, ceramic wash basin with vanity cupboard beneath, heated towel rail, part tiled walls, exposed timbers and obscure glazed window.

UTILITY ROOM

Space and plumbing for washing machine with tumble dryer over and fitted shelving. Tiled flooring, skylight window and door to the outside space.

KITCHEN

Fitted with a range of base and eye level units with granite worktop space over and tiled splashbacks, stainless steel sink unit, integrated dishwasher, space for range style cooker with extractor hood over and space for fridge freezer. Exposed timbers and brickwork, tiled flooring, feature stained glass panel to the utility room, contemporary vertical radiator, built-in understair storage cupboard and window to the front aspect. Door returning to the entrance hall.

FIRST FLOOR

LANDING

Skylight window, exposed timbers and doors to adjoining rooms.

BEDROOM 1

A dual aspect room with exposed timbers and oak flooring, fitted wardrobes and dressing table and access to eaves storage.

BEDROOM 2

Windows to the front and side aspects, exposed timbers and oak flooring and fitted wardrobes.

BEDROOM 3

Window to the rear aspect, exposed timbers and oak flooring, fitted wardrobes and shelving and access to eaves storage.

BATHROOM

Comprising free-standing roll top bath, tiled shower enclosure, ceramic wash basin with vanity cupboard over, low level WC and heated towel rail. Tiled flooring and part panelled walls, exposed timbers and window to the front aspect.

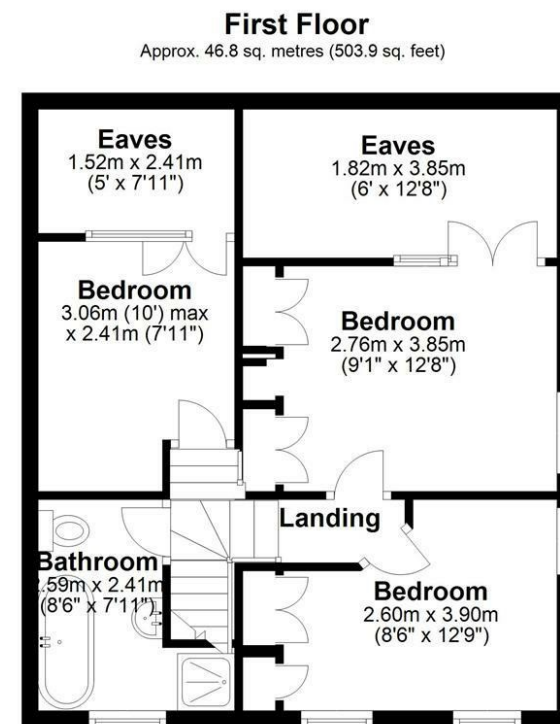
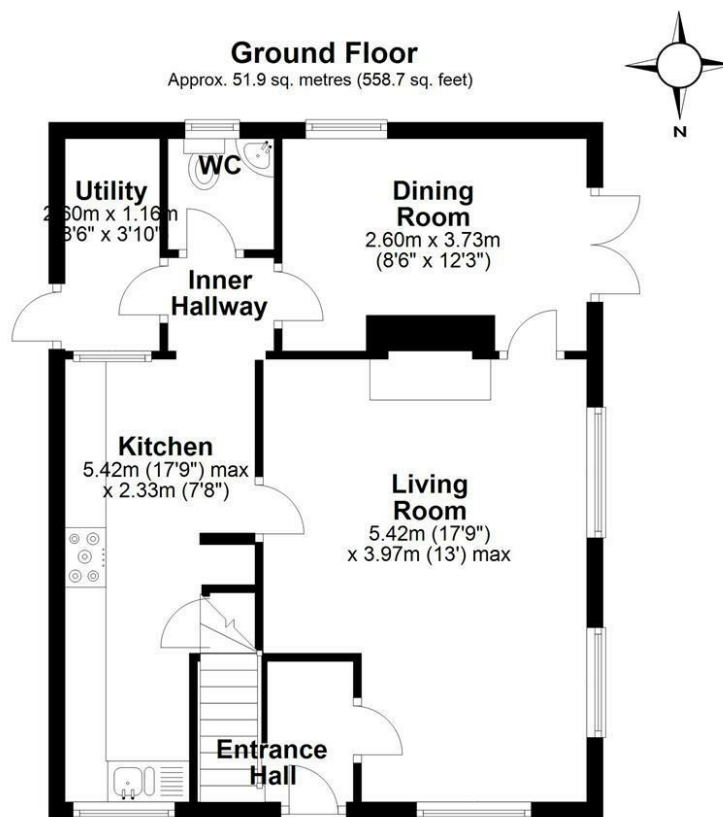
OUTSIDE

To the front of the property there is post and rail fencing with gated access to the front door and a gravelled driveway providing off-street parking. There is gated access to the landscaped rear garden which is predominantly laid to gravel with a decked boardwalk leading to the rear terrace, raised flower, shrub and vegetable beds, garden storage sheds and a brick walled pond. The garden has a south-westerly aspect and is enclosed by timber fencing.

VIEWINGS

By appointment through the Agents.





Guide Price £550,000

Tenure - Freehold

Council Tax Band - C

Local Authority - Braintree

Total area: approx. 98.7 sq. metres (1062.6 sq. feet)

Hope Cottage, Wethersfield Road

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.



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