



Waltham's Cross, Great Bardfield, CM7 4QH

**CHEFFINS**



## Waltham's Cross,

Great Bardfield,  
CM7 4QH

- Characterful Grade II Listed cottage
- Beautifully presented throughout
- Versatile accommodation
- Lovingly maintained, landscaped gardens
- Grounds approaching 1 acre
- Tranquil, rural hamlet setting
- Offered chain free

A lovingly maintained and enhanced Grade II Listed cottage retaining a number of period features. The cottage enjoys a plot approaching 1 acre, with beautifully landscaped gardens and views to the surrounding countryside. Offered chain free.

4 3 2

**£800,000**







## LOCATION

Waltham's Cross is a tranquil, rural hamlet on the outskirts of Great Bardfield, a village with a rich history – a vibrant community with successful nursery and primary schools, three places of worship and a variety of shops including: a butcher, post office, bookshop/tea room, small supermarket, two pubs, local cafe, shops and garden centre at the Blue Egg. It is located approximately 8 miles (13 km) northwest of the town of Braintree, and approximately 13 miles (21 km) southeast of Saffron Walden.



## GROUND FLOOR

### LOBBY

Used as the principal entrance to the property, with a door and adjoining window to the front aspect and further glazed stable door to the rear terrace and garden beyond. Flagstone flooring and steps leading down to:

### KITCHEN/DINING ROOM

A more recent addition to the property with contrasting architecture and tall ceilings. A particular feature of the room is an impressive decorative, wrought iron spiral staircase leading to the first floor guest bedroom. The kitchen is fitted with a bespoke, handmade range of cupboards with granite worktop space, butler sink, two oven Aga, space for separate oven, fridge freezer, integrated dishwasher and two ornate wrought iron radiators. Window to the front aspect with further box bay window to the side and a pair of glazed doors opening to the terrace and garden beyond.

### UTILITY ROOM

Hardwood worktop with butler sink, built-in cupboards, exposed brick flooring and windows overlooking the garden. Staircase rising to the first floor. Door to:

### SNUG

Double glazed window to the rear aspect overlooking the garden, fireplace with exposed brickwork, ornate cast iron radiator. The room could be utilised as a ground floor guest bedroom.

### SHOWER ROOM

Comprising walk-in shower enclosure, high flush WC, pedestal wash basin, heated towel rail, electric underfloor heating and window to the rear aspect.

### INNER HALLWAY

Timber door and stripped timber doors to the adjoining rooms.

### SITTING ROOM

A beautiful, atmospheric, triple aspect room with double glazed windows to the front and rear aspects overlooking the garden, together with a pair of double glazed doors providing access to the terrace and garden beyond. Door to staircase rising to the first floor. Fireplace with exposed brickwork and brick hearth and a pair of ornate cast iron radiators.

## FIRST FLOOR

### LANDING

Accessed via the utility room.

### BATHROOM

Suite comprising free-standing roll top bath, low level WC, pedestal wash basin and window to the side aspect.

### BEDROOM 1

Double glazed window to the front aspect with views over farmland and window to the rear aspect overlooking the garden. Built-in wardrobes and cupboards, together with oak shelving and a window bay seat with integrated storage. Door to:

### BEDROOM 2

Double glazed window to the front aspect overlooking farmland and window to the rear overlooking the garden. Built-in wardrobes, cupboards, oak shelving and window seat with integrated storage. Door to:

### BEDROOM 3

Window to the side aspect.

### LANDING

Accessed via the sitting room. Doors to adjoining bedrooms.

### BEDROOM 4

Accessed via the spiral staircase from the kitchen. Window to the rear aspect overlooking the garden, oak flooring.

### SHOWER ROOM

Comprising low level WC, pedestal wash basin, shower enclosure and skylight.

### OUTSIDE

To the front of the cottage is a pair of five bar gates and a gravelled driveway, with a gate leading to the front door. Near the front of the cottage is a brick and flint walled former bake-house which provides a charming feature and is currently used for storage. The primary access to the property is a separate sweeping gravelled driveway providing extensive off-street parking. The garden is a particular feature of the property, having been lovingly maintained and enjoyed by the current owners, providing a tranquil outdoor space. The gardens are mainly laid to lawn with mature hedging, trees and bushes, together with various flowerbeds and a stream which runs through the plot. The garden also enjoys a beautiful backdrop of mature trees and wooded areas. In addition is a timber cabin which could be used as a home office/studio, with a decking area to the front. The cabin also offers scope as an ancillary annexe, subject to needs and relevant approval.

### VIEWINGS

By appointment through the Agents.























£800,000  
Tenure - Freehold  
Council Tax Band - G  
Local Authority - Braintree

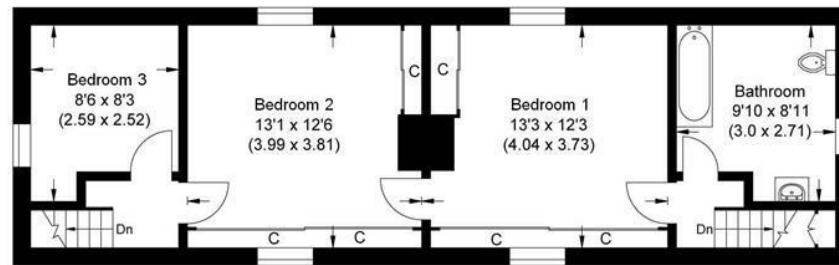




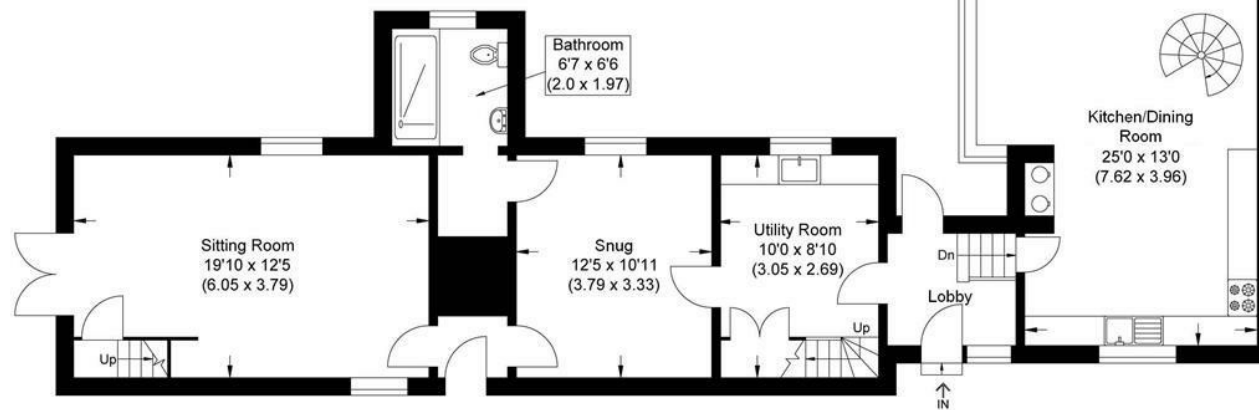
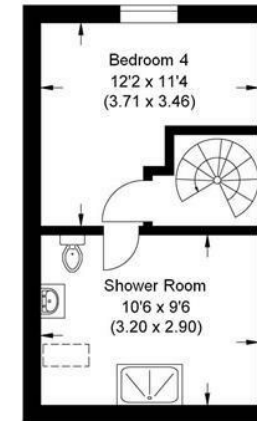




Approximate Gross Internal Area  
169.71 sq m / 1826.74 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.





[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.

