



FIR COTTAGE BRAINTREE ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £425,000

2 Bedrooms | 1 Bathrooms | 2 Receptions

**** STUNNING GRADE II LISTED COTTAGE BACKING ONTO WOODLAND **** Situated on the outskirts of the ever-popular village of Wethersfield, within easy reach of both Braintree and Finchingfield, this CHARMING 17TH CENTURY DETACHED COTTAGE is steeped in character and period features, and occupies an enviable and UNOVERLOOKED PLOT with exceptional outside space and countryside views.

This quintessentially British home boasts a wealth of period charm, including exposed beams, THREE FEATURE FIREPLACES, and attractive bay windows to both front-facing reception rooms. Internally, the accommodation comprises TWO DOUBLE BEDROOMS, TWO RECEPTION ROOMS including a cosy Sitting Room and spacious Dining Room, a bespoke FARMHOUSE STYLE KITCHEN, a rear lobby, and a recently REFURBISHED BATHROOM SUITE.

Externally, the property is TRULY UNIQUE, with a private gated driveway to the rear offering OFF ROAD PARKING for multiple vehicles, a BEAUTIFUL COTTAGE GARDEN backing onto woodland, and a SECOND SECLUDED GARDEN located a short walk from the main residence, featuring an insulated timber CABIN COMPLETE WITH WOOD BURNER, ideal for entertaining and soaking in the STUNNING COUNTRYSIDE VIEWS.

A rare opportunity to acquire a picture-perfect period home in a peaceful rural setting. Viewing is highly advised to fully appreciate everything this delightful home has to offer.



GROUND FLOOR

Entrance Hall

Living Room 14’9” x 12’2” (4.50 x 3.71)

Laminate flooring, radiator, feature fireplace, bay window to front, storage cupboard.

Dining Room 15’1” x 15’1” (4.60 x 4.60)

Wood flooring, radiator, bay window to front, feature fireplace with log burner, exposed beams, stairs rising to first floor, door to porch.

Kitchen 15’8” x 7’10” (4.80 x 2.39)

Wood flooring, base units with wooden worktops, butler sink, integral oven & hob, spaces for fridge/freezer, washing machine & dishwasher, exposed beams, windows & door to garden.

Rear Lobby

Wood flooring, door to garden.

Bathroom

Tiled flooring, bath with shower over, hand wash basin inset to vanity unit, WC, radiator, obscure window to rear.

FIRST FLOOR

Landing

Carpet flooring, exposed beams, built in cupboard, doors to;

Bedroom One 15’1” x 13’8” (4.60 x 4.19)

Carpet flooring, radiator, double glazed window to side, cast iron fireplace, exposed beams.

Bedroom Two 12’2” x 11’1” (3.71 x 3.40)

Carpet flooring, radiator, double glazed window to side, exposed beams.

EXTERIOR

Garden

Generous garden with patio area, remainder laid to lawn, overlooking woodland to rear, shed with power & light to remain.

Driveway to rear

Parking for multiple vehicles.

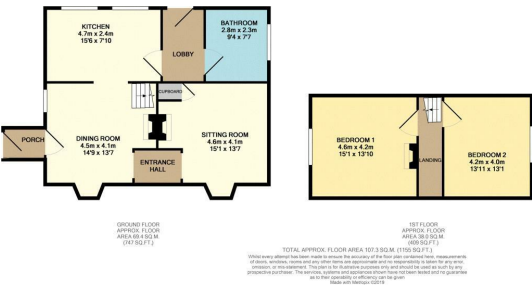
Additional Land

Plot of land with farmland views, access via private lane, insulated studio with log burner.

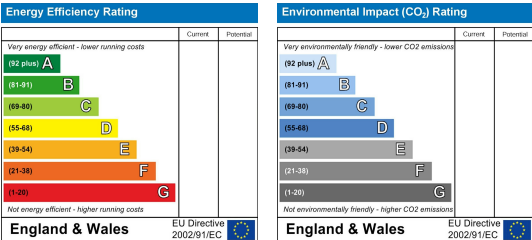
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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