



THE OAST HOUSE CHURCH STREET, BRAINTREE CM7

OFFERS IN EXCESS OF £900,000

3 Bedrooms | 2 Bathrooms | 2 Receptions

**** FABULOUS OPPORTUNITY **** An extremely rare opportunity to purchase this former Oast House barn conversion, located within the former grounds of Bocking Hall, converted by the present vendors to an impeccable standard throughout, with stunning gardens surrounding the beautiful carp pond. Converted in 2001, the property boasts a wealth of character and charm throughout, blended with sympathetic modern finishings, comprising of THREE double bedrooms, a large vaulted Living Room with exposed timber beams, featuring a stunning inglenook fireplace with inset log burning stove. Two bathrooms are on offer, together with a gorgeous traditional kitchen/diner which leads to the naturally bright Orangery, which offers superb views to the surrounding gardens. Externally the property is approached via a private driveway, with generous stone shingled frontage with a detached double car port. The vast gardens to the side and rear comprise of a beautiful patio seating area, leading to established gardens laid largely to lawn with an array of mature flower beds and borders, together with the central carp pond. Viewing of this one of a kind home is simply a must in order to truly appreciate the accommodation on offer.



HISTORY

The Oast House originally belonged to the neighbouring Bocking Hall and dates back to the 1500's, it was willed to the Christ Church Canterbury by the nobleman Aetheric after his death in 995 AD. The Hall was inhabited by Monks who grew hops in the surrounding fields and built the Oast house during their residence to dry the hops as part of the brewing process. The Monks also farmed Carp in the pond behind the property. The current vendors bought the unconverted Oast House 24 years ago. The construction is timber framed set on a red brick foundation wall, the exterior of the property is mostly painted weatherboard but also has beautiful red brick exposed under a tiled roof. The vendors worked with heritage builders, English Heritage and Master craftsmen to create a beautiful family home retaining an abundance of original features including oak framed windows and doors with wrought iron furnishing.

LOCATION & SETTING

The access to the property is via the gated driveway of Bocking Hall which runs to the rear of St Marys Church in the centre of the village. As you continue along the drive it branches off into a private driveway which is surrounded by a red brick wall with dog tooth detail. The garden surrounds the house and backs onto open countryside. Bocking has an active community and is served with a village store, primary schools, two nurseries, a salon, takeaway and United Services club. Further education is at the Taber school and the Braintree College and universities in the nearby cities of Colchester and Chelmsford. Private schooling is available at St Margarets in Gosfield for 2-11years of age and Felsted School 4-18 years of age which is just 15 minutes' drive away. The Village of Bocking lies just north of Braintree, a busy market town with a twice weekly market and provides most retail necessities, the nearby Braintree Village Shopping Centre has designer shops and a retail park adjoining it along with a sport centre, cinema and swimming pool. Bocking village is between the two cities of Chelmsford 13.8 miles and Colchester 18.5 miles, both providing leisure and cultural opportunities. Located in a good position for commuting with Stansted Airport is 16.5 miles, the A120 is about 2 miles, the M11 is 18.9 miles. Train services are found in Braintree 2.1 miles, Kelvedon 8.4 miles and the Stansted express 20.6 miles

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Oak flooring, exposed beams, stairs rising to first floor, doors to:

Kitchen/ Breakfast Room 15'5" x 13'5" (4.72 x 4.10)

Tiled flooring with underfloor heating, matching shaker style wall & base units with central island, butler sink with mixer tap, integral eye level self cleaning double oven, four ring induction hob. with extractor over, integral larder fridge, dishwasher & microwave, window to front, door to:

Utility Room 11'5" x 6'6" (3.49 x 1.99)

Tiled flooring, matching shaker style wall & base units, stainless steel sink with mixer tap, pantry cupboard, integral freezer, spaces for washing machine & tumble dryer, windows to front & side, door to side.

Sun Room 13'4" x 11'1" (4.08 x 3.40)

Oak flooring with underfloor heating, vaulted ceiling, double glazed windows & french doors overlooking carp pond & grounds.

Bedroom Two 12'1" x 7'6" (3.70 x 2.29)

Carpet flooring, window to rear, exposed beams.

Bedroom Three 10'5" x 9'4" (3.19 x 2.85)

Carpet flooring, window to rear, exposed beams.

Bathroom

Tiled flooring, bath with shower over, hand wash basin & WC into vanity unit, window to front.

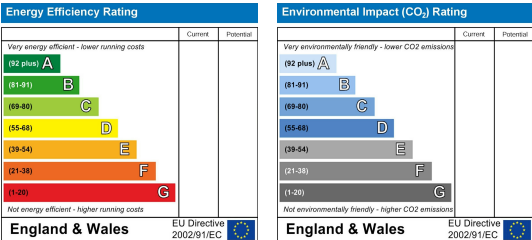
Area Map



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.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

