



WHYTETHORN

Lower Green Road, Blackmore End, CM7 4DU

Offers in Excess Of £575,000

DAVID
BURR



Whytethorn, Lower Green Road, Blackmore End, Braintree, Essex, CM7 4DU

Sealed bids; All offers to be received in writing by 12 noon Thursday 15th August 2024. Please contact the Castle Hedingham office for more information.

Whytethorn is a three bedroom detached house featuring architecture typical of the late 1950s and early 1960s, occupying a very generous plot approaching 2 acres and situated on a highly sought after village lane within the settlement of Blackmore End.

The property requires complete modernisation however it provides a future custodian with a rare and unrivalled opportunity to significantly extend (subject to planning permission) the existing building and relandscape the grounds to produce what could be a substantial and exceptional dwelling.

The house was built by Tanner and Wicks and has been owned by the current family since its construction during the 1960s. Due to the plot size, wonderful location and enlargement potential, we are anticipating a considerable amount of interest in this property which is offered for sale with no on going chain.

Entrance door to entrance hall, stair flight ascending to first floor level. Doors to sitting room and kitchen. The sitting features a bay window to the front and fireplace.

The kitchen leads through to the rear of the building and dining room which in turn also features a fireplace. There are two additional rooms of flat roof construction across the rear currently designated as a study and utility room.

To the first floor there are two double bedrooms and a well proportioned single bedroom bathroom and separate WC.

Exterior

The property occupies a large triangular shaped plot and is situated towards the end of Lower Green Road, in a rural setting. Previously there was a drive leading from the tapered end of the plot to the house and double garage, this being situated adjacent to the house and is a more contemporary building. The garage features two up and over doors and a rear door and has power and light connected. There is an additional outdoor brick building and a courtyard. The gardens are in need of cultivation but we understand there is a pond

The accommodation comprises:

Three bedrooms	Two reception rooms
Double garage	Complete modernisation required
Exceptional potential to extend	2 acre rural plot
Sought after location	Family owned from new
NO ONWARD CHAIN	

Agent notes:

We understand there is a footpath along the south western boundary making its way parallel to the boundary and cutting in further up and then resuming its course parallel to the south western boundary once again. The exact course is still to be confirmed. The title is unregistered.

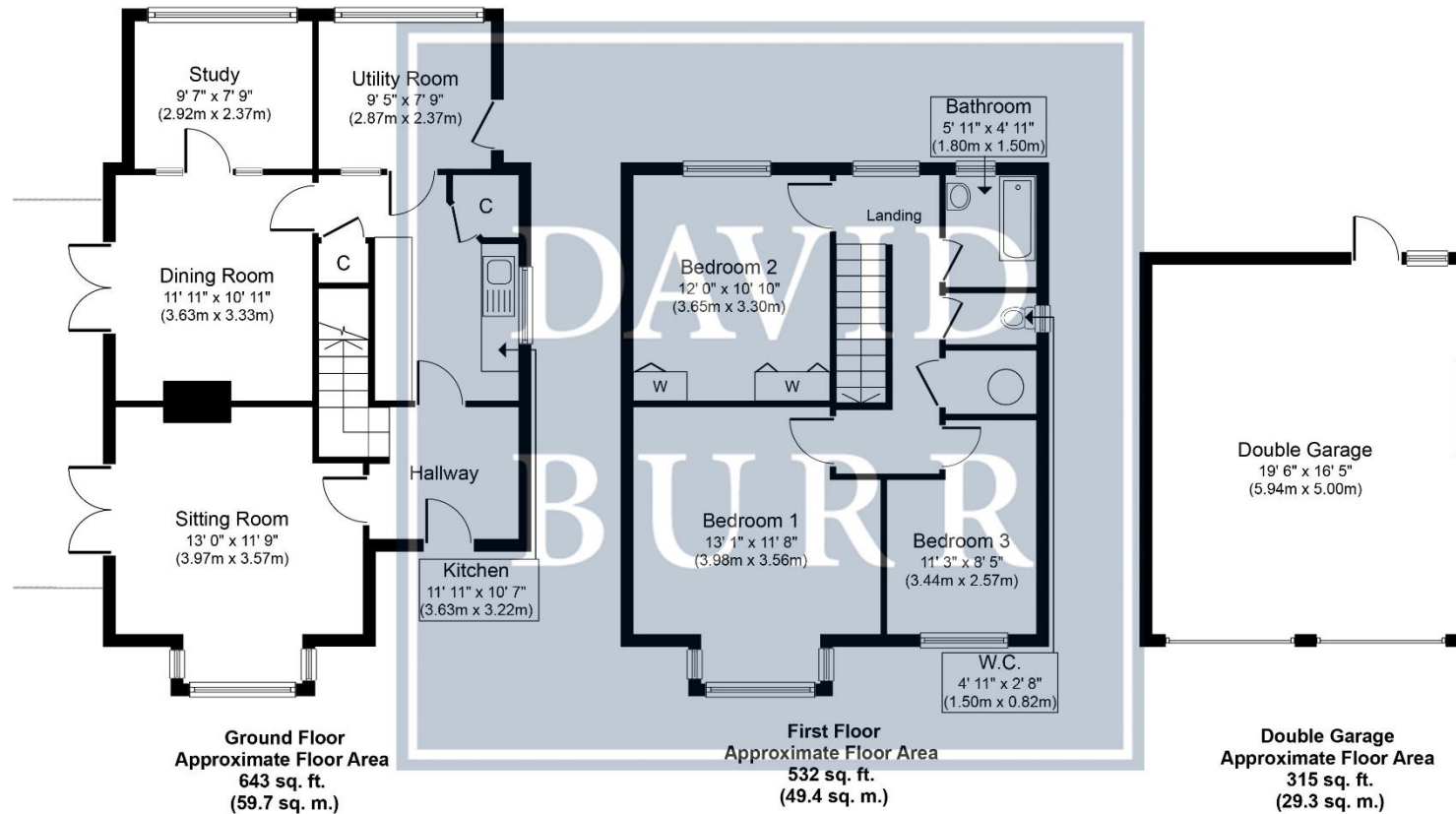
Location

Blackmore End is a small hamlet surrounded by countryside, the area provides fast access to the popular market towns of Braintree and Halstead with the former providing a commuter rail link to London Liverpool Street. Mainline stations are also located at Witham, 14 miles and Kelvedon 16 miles.

Access

Braintree 5 miles	Braintree – Liverpool St 60 mins
Halstead 8 miles	Stansted approx. 30 mins
Great Dunmow 12 miles	M25 J27 approx. 50 mins





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Additional information

Services: Main water, electricity and private drainage.

No heating throughout. EPC rating: G Council tax band: E

Broadband speed: up to 900 Mbps (Ofcom).

Mobile coverage: O2 & Vodafone - Limited (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr.

DAVIDBURR.CO.UK

Contact details

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Linton & Villages (01440) 784346

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