



3 SANDHILLS

Braintree Road, Wethersfield, CM7 4AG

Guide price £325,000

DAVID
BURR



3 Sandhills, Braintree Road, Wethersfield, Essex, CM7 4AG

Sandhill Cottages is an attractive Victorian terraced property with a red brick façade under a clay tiled roof, situated on the edge of the village. The property has been thoughtfully modernised and very well cared for by the existing owners, and has had a delightful rear extension leading on to a very private patio terrace.

The property provides deceptively spacious and versatile accommodation in addition to a superb rear garden overlooking fields, dedicated parking and garage, all of which are not immediately obvious from a cursory drive past.

A composite door accesses the delightful reception area, which is segregated into two parts with the sitting area having an attractive red brick fireplace, with inset wood burning stove upon a brick hearth. A ledge and board door rises to the first floor, and a further ledge and board door accesses the kitchen. The dining area takes in countryside views and there is square arch accessing a storage recess with a brick floor, beyond which is a well-appointed, and recently refitted shower room with matching white suite, including quadrant shower cubicle.

The galley kitchen is accessed from the sitting area and has been recently re-fitted with an impressive range of contemporary hi-gloss handleless floor and wall mounted units with oak effect work countertops, tiled floor, window with views to the rear garden and integral appliances include a 'Neff' double oven, ceramic hob and extractor hood over and sink bowl, space for dishwasher. A glazed door leads to the recent addition which comprises the garden room and utility room (former cloakroom). The garden room provides informal entertaining space, which could be utilised as a dining room, and it has French doors flanked by windows leading to the attractive rear courtyard and garden terrace. A further ledge and board door accesses the utility room which has plumbing for a washing machine, space for appliances and wall mounted Calor gas supplied boiler.

A ledge and board door gives way to the stairs rising to the first floor with a large galleried landing accessing the bedrooms. The principal bedroom benefits from a dual aspect overlooking the rear garden with the countryside in the distance and woodland to the front elevation. It is a particularly well proportioned room and has a large Velux window to the rear and a built-in span of wardrobes with sliding doors. The second bedroom is situated to the front elevation of the property and accessed via a waxed ledge and board door, and takes in views to the aforementioned woodland. There is a large storage cupboard to the galleried landing and exposed studwork and beams to the walls and ceiling.

The property is approached via a path leading to the front door. The rear courtyard and patio terrace are a true delight. The courtyard level features power supply, location for Calor gas bottles, water supply tap and access to the front via pathway. A dwarf mellow red brick wall and steps rise to the patio terrace. This is flanked on two sides by fencing and shrubbery to provide a high degree of privacy and is positioned to take advantage of the afternoon and evening sun. A picket gate and pathway access a further annexed area of garden which can be found beyond, and to the rear. A track to the side of the properties provides a vehicular right of way and additional access on foot to the garden and parking/garaging.

There is a large timber garage sited to the left of a stone covered parking area flanked by trees. A gate and fencing give way to a stunning garden area which is segregated into two distinct areas. The upper level features a large greenhouse and raised beds being dedicated to garden maintenance and vegetable production. The lower level is landscaped including a lawned area and flower and shrub borders, interspersed by a block paved pathway which leads to a delightful seating terrace which overlooks adjacent fields and views beyond.

The well presented accommodation comprises:

Two spacious bedrooms	Garden room
Delightful sitting/dining room with fireplace	Wonderful patio terrace
Recently modernised kitchen and shower room	Superb additional garden
Utility room	Garage and parking

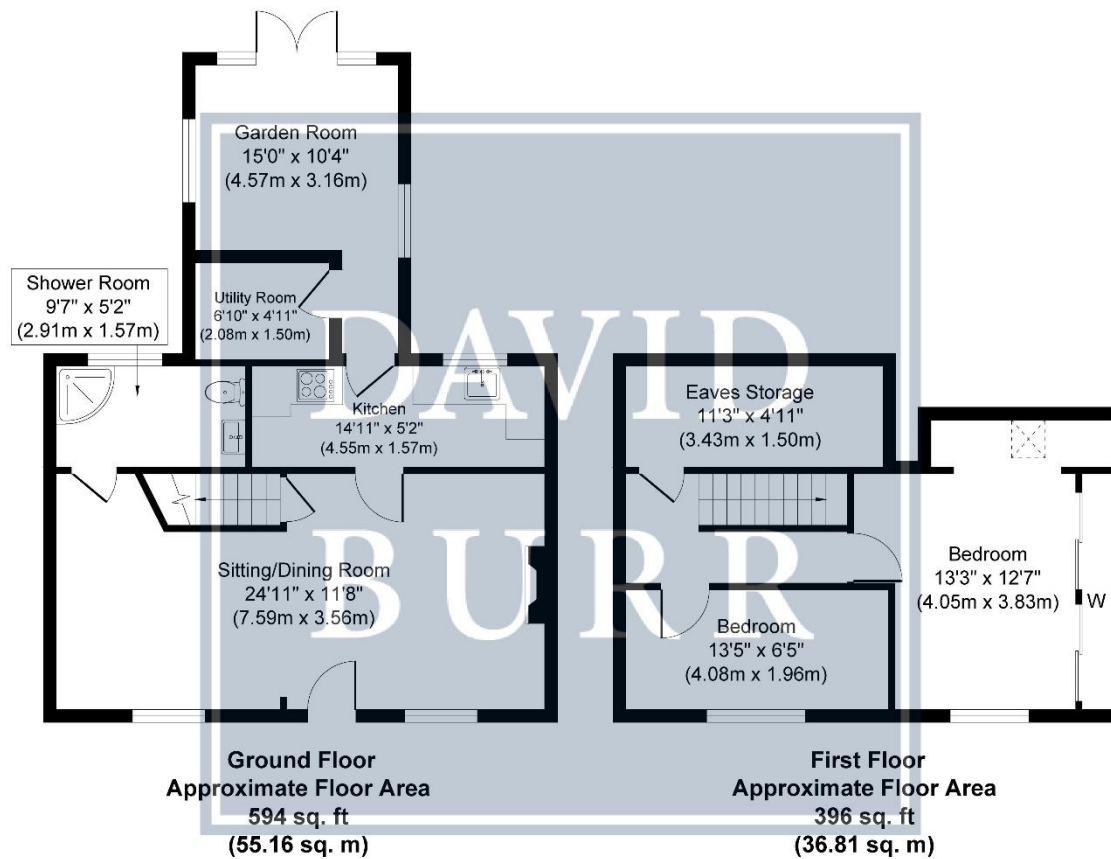
Location

Wethersfield is a pretty village containing a wealth of fine period houses. Local amenities include village shops, pre school, primary school, post office, an impressive church and playing field. The nearby towns of Great Dunmow and Braintree provide more extensive facilities, with a mainline rail service at the latter.

Access

Braintree 7 miles	Braintree – Liverpool St 60 mins
Saffron Walden	13 miles Stansted approx. 30 mins
Colchester 23 miles	M25 J27 approx. 50 min





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 (shared septic tank)

Gas fired heating to radiators. EPC rating: F Council tax band: C

Tenure: Freehold

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (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

Castle Hedingham (01787) 463404

Long Melford (01787) 883144

Clare (01787) 277811

Leavenheath (01206) 263007

Bury St Edmunds (01284) 725525

Woolpit (01359) 245245

Newmarket (01638) 669035

London (020) 7390888

Linton & Villages (01440) 784346



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**DAVID
BURR**