



## LANGDALE, BRIDGE END

Great Bardfield, Braintree, CM7 4TD

£540,000



COMMERCIAL | RESIDENTIAL | LETTINGS

[www.jamesandco.net](http://www.jamesandco.net)

- Sought After Village Location
- Four Bedrooms with Master En Suite
- Lounge with Wood Burning Stove
- Kitchen / Breakfast Room with Separate Utility
- Ground Floor Cloakroom
- Underfloor Heating to the Ground Floor
- Double Cartlodge with Parking Area
- Large Well Stocked Garden







## Property Description

### THE PROPERTY

Village four bedroom property offered CHAIN FREE and benefiting from a large garden which backs onto the river in a delightful setting. Double cart lodge and parking to the rear. A unique property with lots of character.

### THE LOCATION

Langdale offers something for everyone backing onto the river at the rear. Perfectly positioned within the large and charming village of Great Bardfield. Located approximately 9 miles northwest of the town of Braintree, and approximately 13 miles southeast of Saffron Walden.

Just a few minutes walk from the property, the village is highly sought after and benefits from two pubs, a co-op and

primary school. It is also less than two miles from the picturesque village of Finchingfield. There is an abundance of cross-country footpaths and bridle ways throughout the area.

Although set in an idyllic semi-rural setting, it still retains strong road links into London and Cambridge as well as further commutability via Stansted Express or Braintree mainline rail stations, both within close proximity. There is plenty of schooling within both sectors locally, with Felsted School just a 17 minute drive.

The Market town of Great Dunmow is just 8 miles to the South offering a wide range of boutiques, coffee shops and restaurants. There is also a large Tesco supermarket, leisure centre and schooling.

### ENTRANCE HALL

### CLOAKROOM

### LOUNGE

5.14m (16'11") x 3.69m (12'1")

### DINING ROOM

4.11m (13'6") x 3.53m (11'7") max

### KITCHEN/ BREAKFAST ROOM

7.91m (25'11") x 2.94m (9'8") max

### UTILITY ROOM

1.88m (6'2") x 1.78m (5'10")

## FIRST FLOOR

### LANDING

#### BEDROOM 1

4.17m (13'8") x 3.23m (10'7") max dimensions with restricted height.

### ENSUITE

#### BEDROOM 2

3.53m (11'7") x 2.97m (9'9") max dimensions with restricted height.

#### BEDROOM 3

3.33m (10'11") x 2.98m (9'9") max dimensions with

restricted height

#### BEDROOM 4

3.29m (10'10") x 2.58m (8'5") max dimensions with restricted height

### BATHROOM

### OUTSIDE

The property has parking to the front with access leading down to the rear leading to the double cart lodge with further parking. Immediately to the rear of the property is a raised patio with power for a hot tub. The gardens are a real pleasure with mature flower and shrub borders leading down to the river at the bottom.

## PROPERTY INFORMATION

Freehold.

Oil fired heating with underfloor heating on the ground floor and radiators on the first floor.

Council tax band E (Braintree)

EPC - TBC











## COUNCIL TAX BAND

Tax band E

## TENURE

Freehold

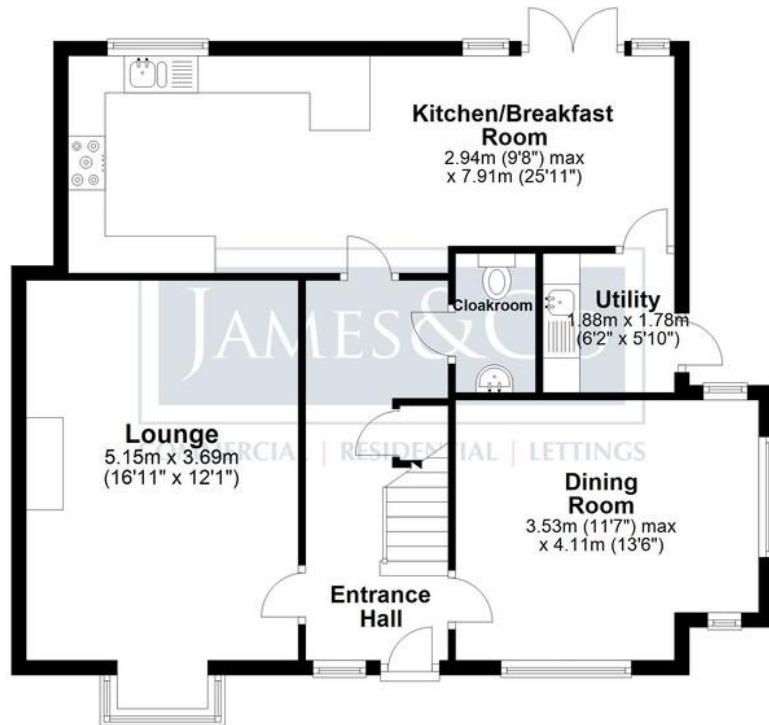
## LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

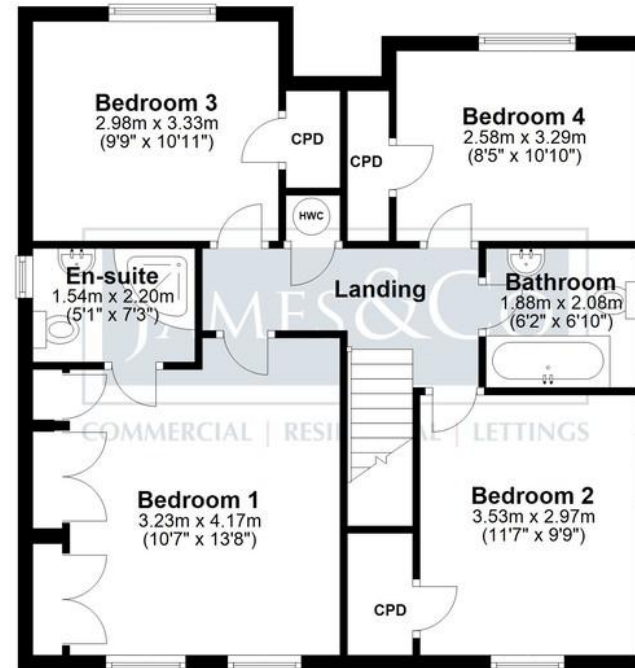
### Ground Floor

Approx. 73.3 sq. metres (789.5 sq. feet)



### First Floor

Approx. 65.1 sq. metres (700.7 sq. feet)



Total area: approx. 138.4 sq. metres (1490.2 sq. feet)

The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact.  
Plan produced using PlanUp.

JAMES&CO

4 Stortford Road, Dunmow, Essex, CM6 1DA

01371 876678

info@jamesandco.net

www.jamesandco.net

