



Station Road, Birdbrook, CO9 4DB

CHEFFINS

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CO9 4DB

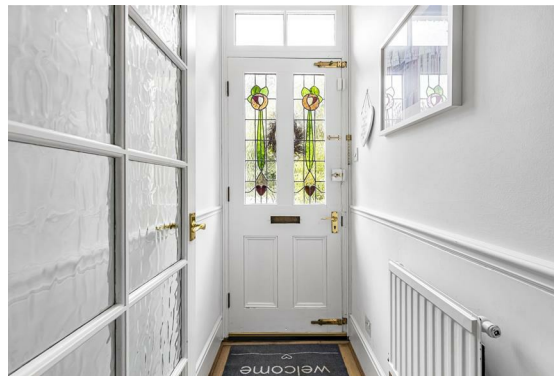
- Beautiful Extended Victorian Property
- Wonderful Gardens
- Countryside Views
- Four Bedrooms
- Three Reception Rooms
- Off Road Parking & Workshop
- Commuting Distance To Cambridge
- Sought After Schools Catchment

A truly stunning extended Victorian property occupying a wonderful rural position overlooking open countryside. The property offers generous living accommodation including three reception rooms, four bedrooms and family bathroom. (EPC Rating E)

4 1 3

Offers In Excess Of £500,000





LOCATION

Birdbrook is a truly charming north Essex village with a handsome mix of period and character homes and a strong local community with a pretty thatched pub and parish Church. The village is set usefully away from passing traffic but within easy reach of the main local routes and towns including Haverhill (4 miles) and Halstead (11 miles). Farm shop called Baythorne hall, which has a butchers , wine shop, antiques shop, cafe and more., A 2 min drive from the property. It may a good idea to mention the area is in a good catchment area for schools The City of Cambridge is around 23 miles away and the junction on to the A11 and down to the M11 is aorund 15 miles. There are mainline stations at Cambridge and Audley End (14 miles) and London Stansted airport is around 32 miles away.

WC - Fitted with two piece suite comprising pedestal wash hand basin, low level WC, window.

Utility - Plumbing for dish washer and washing machine, radiator, door to garden

Kitchen - Fitted with a matching range of base and eye level units, electric oven, butler style sink with mixer tap

Dining Room - Fireplace with wood burner, radiator, window.

Family/Drawing Room - Dual aspect windows, french double doors to garden, two radiators

Sitting Room - Bay window to front, Fireplace, Radiator, door to Family Room.

Bedroom Four - Window to rear, fireplace, radiator

Bedroom Three - Dual aspect windows, radiator

Bedroom Two - Dual aspect windows, radiator

Bedroom One - Bay window to front, fireplace, radiator

Bathroom - Fitted with four piece suite comprising walk in shower enclosure, bath, WC, vanity wash hand basin,

underfloor heating, heated towel rail.

Outside - The gardens to the property are a particular feature. To the front of the property is a Rose garden with pathway leading to the front door, this is enclosed by wrought iron railings.

The rear garden has an immediate paved area providing a large area for seating and entertaining leading up to the remainder of the garden which is laid to lawn with a feature apple tree. There is an outside office with wiring for CAT 6 internet and power connected currently used as a office / yoga room / garden room. To the rear of the garden is a gate with leads onto the additional garden which is leased to the owners (£200 p.a), there could be the opportunity to purchase this land from the land owner. This area has electric gates, large shingle area for parking and timber outbuilding with wiring for CAT 6 internet and power connected.

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

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- Garden To Rear - We have been made aware by the current vendors that the rear garden land which comprises the timber outbuilding is leased on an annual basis of £200.

There is a mobile phone mast located to the rear of the property on adjacent land.

Planning permission was previously approved in 2004 for a single storey rear extension. For further details the application number is 04/01169/FUL.

VIEWINGS

By appointment through the Agents.

SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Offers In Excess Of £500,000

Tenure - Freehold

Council Tax Band - D

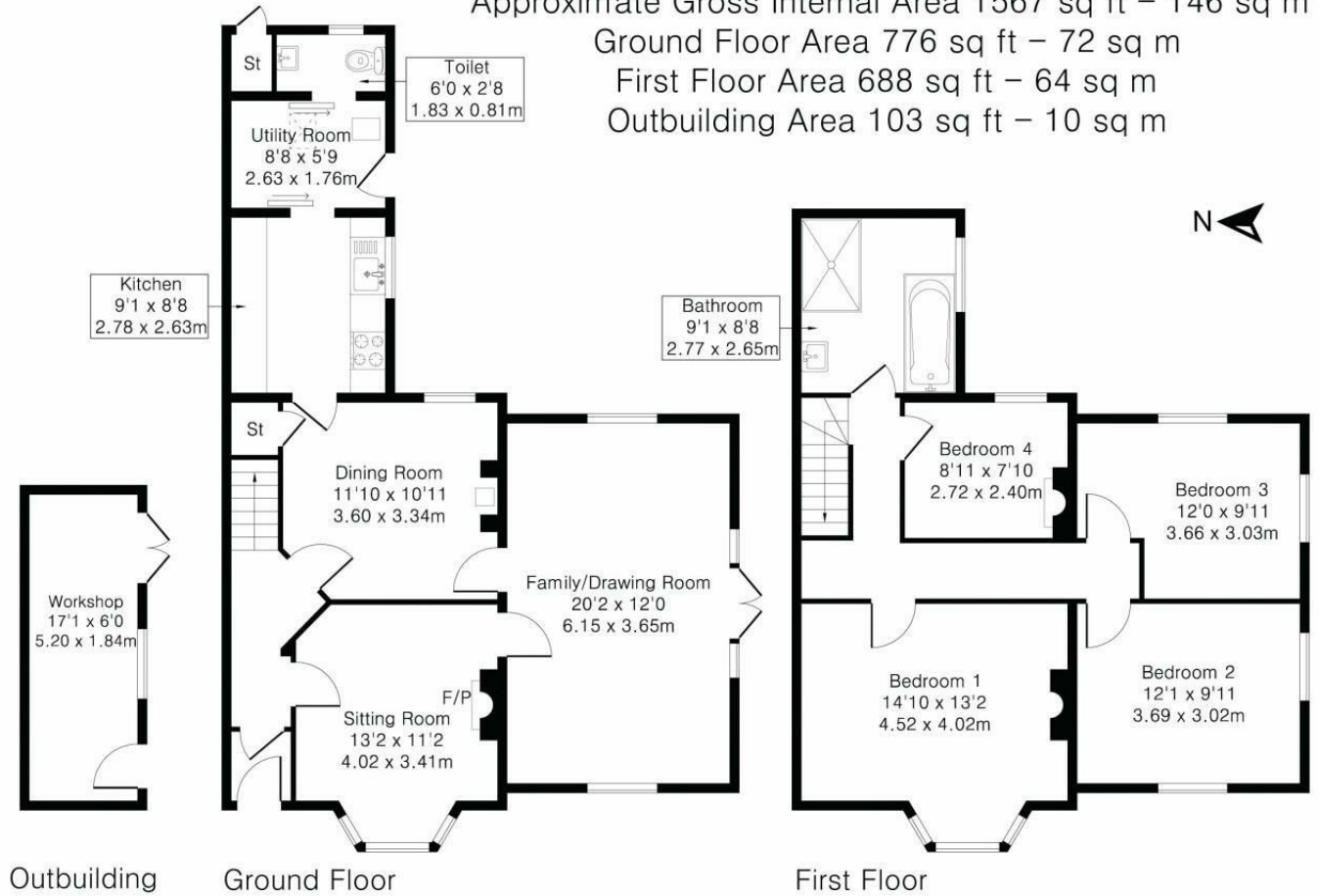
Local Authority - Braintree

Approximate Gross Internal Area 1567 sq ft – 146 sq m

Ground Floor Area 776 sq ft – 72 sq m

First Floor Area 688 sq ft – 64 sq m

Outbuilding Area 103 sq ft – 10 sq m



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.