



**Spices, Rotten End, Wethersfield, Braintree, CM7 4AL**

*welcome to*

**Spices, Rotten End, Wethersfield, Braintree**

Prepare to be enchanted by this extraordinary Grade II\* listed masterpiece, three-bedroom detached residence nestled in the heart of the idyllic Shalford countryside. Set within an expansive, ultra-private plot embraced by towering, mature trees, this home is a true sanctuary of historic charm.



## Entrance Hallway

### Orangry

21' 2" x 8' 2" ( 6.45m x 2.49m )

### Study

11' 11" x 11' 9" ( 3.63m x 3.58m )

### Bedroom Four

11' 11" x 11' 9" ( 3.63m x 3.58m )

### Kitchen / Breakfast Room

14' 6" max x 13' 11" max ( 4.42m max x 4.24m max )

### Sitting Room

18' 3" x 12' 4" ( 5.56m x 3.76m )

### Snug

17' 10" x 8' 11" ( 5.44m x 2.72m )

### Dining Room

13' 10" x 11' 10" ( 4.22m x 3.61m )

## Shower Room / Utility

## Landing

## Shower Room

### Bedroom Two

11' 9" x 10' 10" ( 3.58m x 3.30m )

### Bedroom One

18' 1" x 11' 9" ( 5.51m x 3.58m )

### Dressing Area

19' 3" x 12' 5" ( 5.87m x 3.78m )

## En-Suite

## Granary

### Open Plan Lounge / Kitchen

23' 9" max x 18' 8" max ( 7.24m max x 5.69m max )

## Landing

### Bedroom One

15' 1" max x 11' 9" ( 4.60m max x 3.58m )

### Bedroom Two

11' 4" x 8' 8" ( 3.45m x 2.64m )

## Barn

## Exterior

## Garden

### Agent Note:

Due to the property being Grade II\* listed the property is of a timber frame structure.

### Agent Note:

Although the Granary has a Band A Council level charge there are no charges due as there is currently no one in occupation.

Should the Granary be rented out the council rates will be due.

To remove the Granary from Council rates removing of the wet room and all the kitchen appliances like Hotplate, Oven, Refrigerator, Freezer, and washing machine needs to be done.



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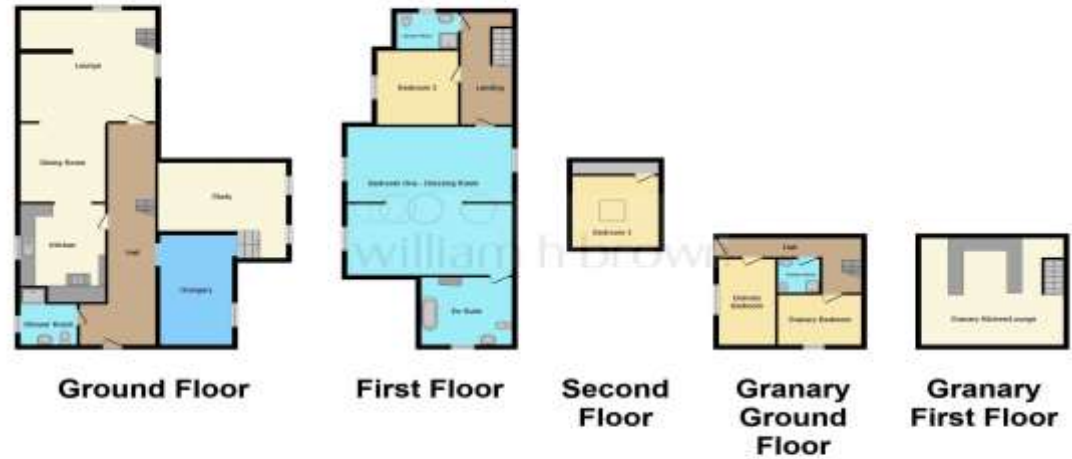


welcome to

## Spices, Rotten End, Wethersfield, Braintree

- Grade II\* Listed Residence
- Idyllic Rural Setting
- Expansive and Secluded Plot
- Stunning Character Features
- Versatile Living Space

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: F



**£700,000**

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Property Ref:  
BTR109574 - 0003

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Please note the marker reflects the  
postcode not the actual property