



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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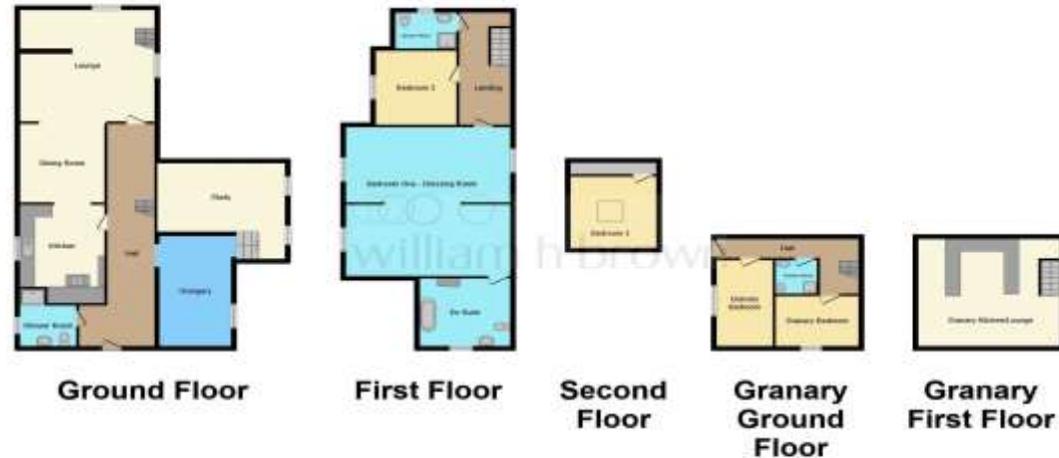


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- Grade II* Listed Residence
- Idyllic Rural Setting
- Expansive and Secluded Plot
- Stunning Character Features
- Versatile Living Space

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



£700,000

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



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Please note the marker reflects the postcode not the actual property



Property Ref:
BTR109574 - 0003

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