



## Church Road

Cressing, Braintree, CM77 8PQ

**Guide Price £525,000**

Freehold  
Tax Band: E



Boasting an UNOVERLOOKED SOUTH-FACING rear garden, far-reaching COUNTRYSIDE VIEWS and VERSATILE living space inc. 21' lounge with inglenook fireplace, traditional kitchen & 18' DUAL ASPECT dining room is this wonderful FIVE bedroom Grade II Listed cottage. Benefiting from ANNEX/bedroom five with EN-SUITE, plenty of 17th Century ORIGINAL CHARACTER FEATURES throughout and ideally set in a sought after SEMI-RURAL village location. Offering allocated plus visitors parking and within easy reach of local shops/amenities, Cressing Station (4 min drive) & A120/M11. Internal viewings highly recommended!





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The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE LOBBY:

Secure main entry door into lobby area, carpeted flooring and access door into lounge.

### LOUNGE:

21'9 x 15'8 (6.63m x 4.78m)

Two glazed windows to front aspect, Inglenook fireplace with exposed brick features and log burning stove, radiator, carpeted flooring and a series of exposed beams.

### INNER HALL:

Stairs to first floor, solid wood flooring with access to dining room, ground floor bathroom and rear lobby which serves the guest/annex bedroom and en-suite.

### DINING ROOM:

18'6 x 12'10 (5.64m x 3.91m)

Glazed windows to each side aspect, fireplace with exposed brick features and log burning stove, radiator, solid wood flooring and exposed beams. Additional spiral staircase to first floor and open access to kitchen.

### KITCHEN:

12'2 x 11'9 (3.71m x 3.58m)

Double glazed windows and French doors to rear aspect, a series of matching base and wall units, edged work surfaces in solid oak incorporating a one and a half bowl sink with central mixer tap and drainer, Rangemaster oven with electric hob and extractor hood over, integrated low level fridge, freezer and dishwasher, wall-mounted boiler, tiled flooring.

### REAR LOBBY:

Lobby area covered by polycarbonate roof, glazed window to side aspect and access to annex/bedroom five. Access door to rear garden.

### BATHROOM:

Glazed window to rear aspect, freestanding roll top bath with central mixer tap, shower attachment and shower over, low level WC, pedestal wash hand basin, extractor fan, radiator, tiled flooring and smooth ceiling with exposed beams.

### ANNEX / BEDROOM FIVE:

12'11 x 8'10 (3.94m x 2.69m)

Double glazed windows to side and rear aspects, carpeted flooring. Opening to shower room.

### EN-SUITE SHOWER ROOM:

Enclosed and fully tiled double shower, low level WC, vanity wash hand basin, extractor fan, vinyl flooring.

### FIRST FLOOR ACCOMMODATION:

### LANDING:

Glazed window to rear aspect, carpeted flooring.

### MASTER BEDROOM:

13'1 x 12'1 (3.99m x 3.68m)

Glazed window to front aspect, built-in wardrobes and storage cupboards, loft access, radiator, carpeted flooring.

### DRESSING ROOM / BEDROOM FOUR:

10'2 x 8'2 (3.10m x 2.49m)

Glazed window to front aspect, fitted wardrobes, radiator, wood effect flooring.

### JACK & JILL SHOWER ROOM:

Glazed window to side aspect, enclosed corner shower, low level WC, pedestal wash hand basin with tiled splash back, extractor fan, heated towel rail, wooden flooring.

### BEDROOM TWO:

12'7 x 10'6 (3.84m x 3.20m)

Glazed window to side aspect (fitted with shutters), built-in wardrobes, radiator, carpeted flooring.

### BEDROOM THREE:

9'8 x 8'8 (2.95m x 2.64m)

Glazed window to side aspect (fitted with shutters), built-in wardrobes, radiator, carpeted flooring.

### EXTERIOR:

### REAR GARDEN:

Unoverlooked South-facing rear garden comprising patio areas with remainder mainly laid to lawn, mature shrub borders, gated side access and large timber shed fitted with power and lighting, currently used as a utility/laundry room.

### FRONTAGE & PARKING:

Enclosed by picket fencing and comprising paving slab pathway to main entry door, decorative stone and shingle with seating area and wishing well. Potential to convert frontage into driveway if required. Various free for all parking spaces to property frontage.

### AGENTS NOTES:

Council Tax Band: E

For further information regarding this property, please contact Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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