



Dunmow Road, Great Bardfield, CM7 4SD

CHEFFINS

Dunmow Road

Great Bardfield,
CM7 4SD

- Grade II Listed
- Beautifully presented accommodation with character features
- Sitting room with wood burner
- Well-appointed kitchen
- Attractive, landscaped garden with studio
- Sought-after village location

A charming, Grade II Listed semi-detached brick cottage set in a highly sought-after and well-served village. The property enjoys a wealth of character and an attractive garden with useful guest room/studio.

3 1 2

Guide Price £500,000





LOCATION

Great Bardfield is a large village in the Braintree district of Essex, It is located approximately 9 miles (14 km) northwest of the town of Braintree, and approximately 12 miles (19 km) southeast of Saffron Walden. The village has a vibrant community of approximately 1200. It boasts many significant listed buildings, a museum and, in addition to a successful primary school, has a variety of shops, two pubs, a thriving business centre, and three places of worship.

GROUND FLOOR

ENTRANCE HALL

An attractive glazed entrance door adorned with a climbing rose, exposed floorboards, built-in coat cupboard and staircase rising to the first floor. Exposed timbers and studwork to:

DINING ROOM

Deep window to the front aspect overlooking the street scene, exposed floorboards and fireplace with exposed brickwork.

SITTING ROOM

A dual aspect room with windows to the front and side aspects, fireplace with inset stove and exposed brick wall, exposed timbers and floorboards.

KITCHEN

A charming kitchen fitted with a range of units with worktop space over, ceramic sink unit and breakfast bar area, space for range cooker and pantry cupboard with space and plumbing for washing machine. Natural stone flooring, exposed timbers and window to the side aspect. Glazed door to:

REAR LOBBY

Glazed doors providing access to the garden and driveway to the side.

Natural stone flooring, wall-mounted boiler and space for tumble dryer with worktop space above.

CLOAKROOM

Comprising low level WC, wash basin and obscure glazed window.

FIRST FLOOR

LANDING

Deep window to the front aspect overlooking the street scene, exposed brick chimneybreast and useful built-in cupboard with shelving.

BEDROOM 1

A vaulted room with exposed timbers, together with an exposed brick chimneybreast and Victorian style fireplace. Window to the side aspect with views towards the village centre.

BEDROOM 2

Window to the side aspect and exposed timbers.

BEDROOM 3

Deep window to the front aspect and exposed timbers.

BATHROOM

Comprising panelled bath, separate shower enclosure, low level WC and vanity wash basin. Tiled flooring and exposed brick chimneybreast.

OUTSIDE

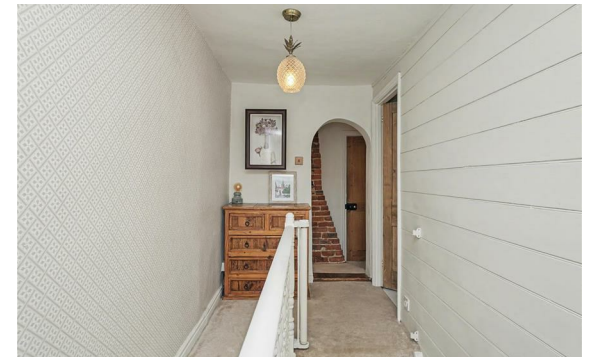
The property is ideally located within a well-served village, within convenient walking distance of the local amenities and facilities. To the rear of the property is a paved terrace with an adjoining lawn. A paved pathway leads to the entertaining space, incorporating a barbecue area, useful timber shed and a garden studio.

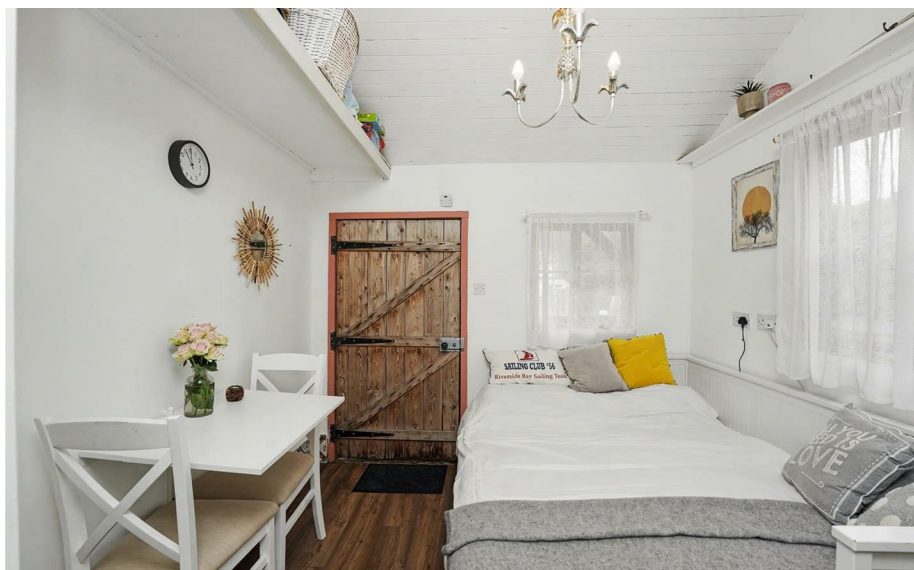
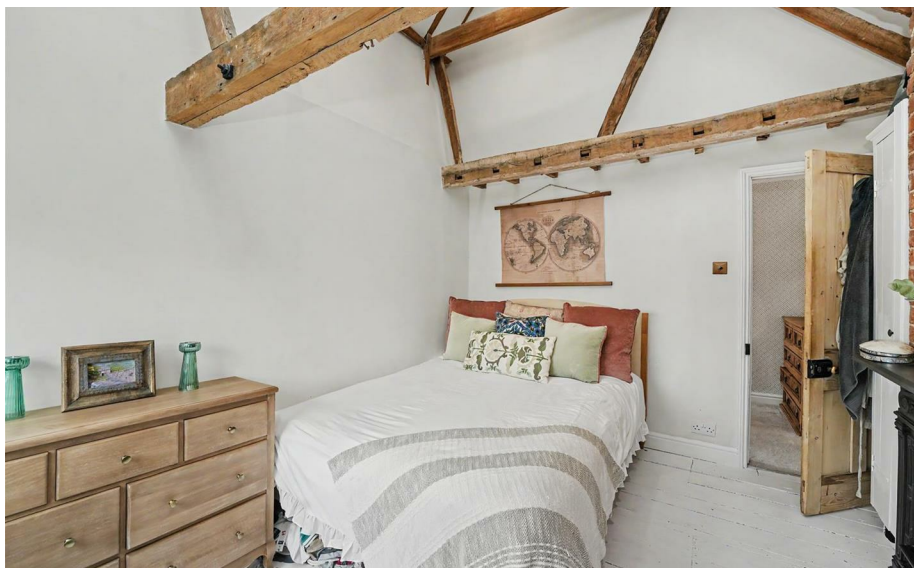
GUEST HOUSE/GARDEN STUDIO

Offering a multitude of uses, including home office or occasional guest accommodation.

VIEWINGS

By appointment through the Agents.







Guide Price £500,000
Tenure - Freehold
Council Tax Band - C
Local Authority - Braintree





Approximate Gross Internal Floor Area : 108.90 sq m / 1172.19 sq ft
(Excluding Shed & Guest House)

Shed : 8.20 sq m / 88.26 sq ft

Guest House : 10.10 sq m / 108.71 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

