



41 THE STREET

Stisted, Braintree, Essex, CM77 8AW

Guide price £250,000 to £270,000

DAVID
BURR



41 The Street, Stisted, Braintree, Essex, CM77 8AW

Occupying a very pleasant south facing position within the village centre, a two bedroom late Georgian, early Victorian grade II listed end cottage, formed of attractive flint rubble and gault brick elevations, under a shallow pitch slate roof. NO ONWARD CHAIN.

A light and airy building, the property comprises of a well-proportioned principal reception room with redbrick fireplace and dual aspect windows, country farmhouse style kitchen/dining room, a utility room, with two bedrooms and a bathroom to the first floor.

Dedicated hardstanding allows for parking for two cars, subject to size, and the front garden which is sheltered by an established hedge provides the recreational space.

Part glazed timber entrance door leading to a light and airy farmhouse style kitchen/dining room with timber counter tops to one side, butler style sink, cabinets to floor and eye level, former fireplace with a gas supply pipe and multipaned window to front, door way through to rear lobby and door way through to the sitting room.

The sitting room is a very well proportioned space, again very light and airy with three windows to two elevations. The focal point of the room is a substantial red brick fireplace and hearth with inset log burner (untested at point of inspection). There are exposed timber wall studs and partition and open tread stair flight rising to the first floor level.

From the rear lobby there is access to a utility room/cloakroom which formally had a shower cubicle, there is a low level WC and a door to a rear courtyard. A further door provides access to a useful storage area which would appear to have been a former side passage way showing the exposed flint wall of the building. Brick floor, wall mounted Baxi gas boiler and there is a window to the front.

On the first floor there are two bedrooms. The main bedroom is of excellent size with built in cupboard and windows to two elevations. There is a further large single bedroom with windows to two elevations and bathroom with white suite.

The property features an area of hardstanding to the front which is suitable for the potential parking of two family sized vehicles. A front garden retained by a hedge is south west facing and is a very pleasant and private recreational space for small gatherings.

Agent notes:

List Entry Number: 1123874

The property is situated in a conservation area

The well presented accommodation comprises:

Two bedrooms	Sitting/living room
Bathroom	Passageway storage
Kitchen/dining room	Village centre
Utility room	Excellent access to Braintree and A120

Location

Stisted is a village 3 miles east of Braintree. The village is situated on the River Blackwater and is surrounded by beautiful countryside with plenty of walking routes. The village has a primary school, a church, village hall and a pub. Braintree Golf club is also located in Stisted. Braintree provides more extensive facilities such as superstores, shopping centre, hospital and train links to London.

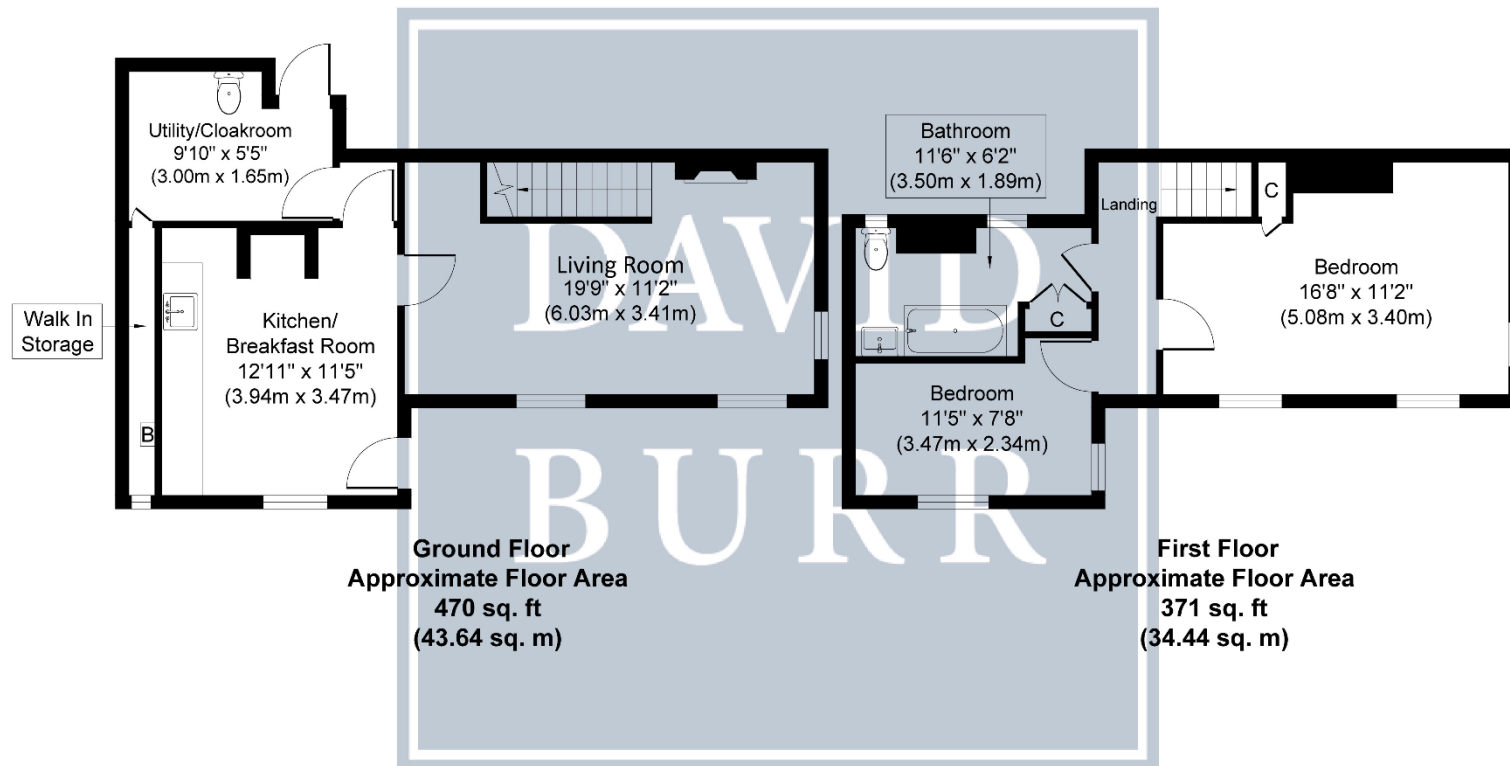
Access

Braintree 6 miles Braintree Freeport train station 3.7 miles

Colchester 15 miles Chelmsford 16 miles

Halstead 4.4 miles





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Additional information

Services: Main water, electricity and drainage

Gas (Calor bottle) heating to radiators. EPC rating: F

Council tax band: C Broadband: Yes

Tenure: Freehold Construction type: Brick and flint

Broadband speed: up to 1800 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. DAVIDBURR.CO.UK

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