



Church
Hawes
www.churchhawes.com

Thatched Cottage Waltham Road, Boreham , CM3 3AY
£750,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

NO ONWARD CHAIN... A charming 400 year old three double bedroom thatched cottage which is not listed, occupying a delightful plot of over half an acre subject to survey and enjoying attractive views across the surrounding countryside. The property offers almost 2,000 sq ft of accommodation including four spacious reception rooms, three bath/shower rooms, a kitchen and separate utility room, providing excellent flexibility for family living and entertaining.

During the current ownership the property has been thoughtfully improved and enhanced, including various decorative upgrades throughout, rethatching works carried out to the roof last year, a replacement and extended driveway, together with extensive landscaping to the gardens and exterior, further complementing the character and appeal of this unique home.

Externally, the property benefits from a large workshop divided into three sections and a garage. The cottage is surrounded by established gardens extending over half an acre, including an orchard area with mature fruit trees and greenhouse, providing a wonderful setting for the cottage.

FIRST FLOOR (Staircase 1)

Landing

Bedroom 12'11 x 10'3 (3.94m x 3.12m)

FIRST FLOOR (Staircase 2)

Landing

Bathroom 9'9 x 9'8 (2.97m x 2.95m)

Bedroom 14'6 x 12'3 (4.42m x 3.73m)

GROUND FLOOR

Entrance Hall 15'10 x 8' (4.83m x 2.44m)

Inner Hall 11'7 x 5'9 (3.53m x 1.75m)

Shower Room

Bedroom 14'7 > 14'6 x 7'11 (4.45m > 4.42m x 2.41m)

Ensuite Shower Room

Lounge 23'2 x 9'3 (7.06m x 2.82m)

Kitchen 17'2 > 12'2 x 9'11 (5.23m > 3.71m x 3.02m)

Breakfast Room 10'9 x 10'9 (3.28m x 3.28m)

Utility Room 7'6 x 5'6 (2.29m x 1.68m)

Dining Room 12' x 10'2 (3.66m x 3.10m)

Playroom/Office 14'5 x 9'6 (4.39m x 2.90m)

EXTERIOR

Courtyard

Grounds/Gardens

Outbuilding

Divided into three sections measuring:

Section 1: 9'10 x 9'5

Section 2: 13'4 x 9'10

Section 3: 10'3 x 10'1

Garage 17'4 x 10'6 (5.28m x 3.20m)

Agents Notes, Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

