



**Church
Hawes**
churchhawes.com

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.

The property is situated on the edge of the village of Boreham, approximately four miles from Chelmsford. Boreham offers a number of local amenities including a well regarded family butchers and a selection of popular public houses including the highly regarded Lion Inn Hotel.

The recently opened Beaulieu Park railway station, located on the north eastern side of Chelmsford, provides a convenient rail link with direct services into London Liverpool Street. The nearby village of Hatfield Peverel, approximately 2.7 miles away, offers a further range of facilities together with a mainline railway station also providing direct services to London Liverpool Street. The Chelmsford itself offers an excellent selection of shops, restaurants and leisure facilities, along with highly regarded schools and a mainline railway station. EPC Rating E.



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

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story

Questionnaire

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.



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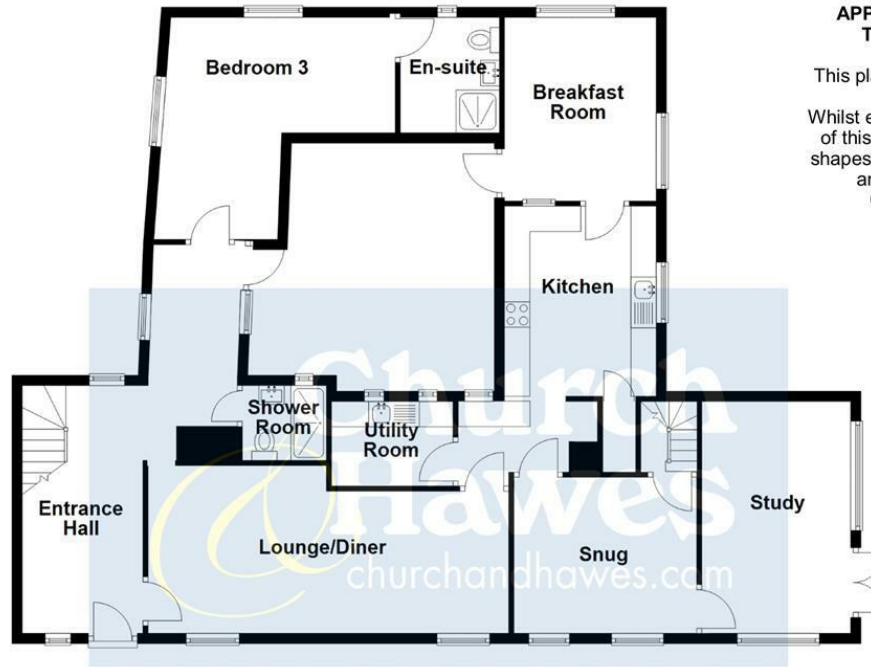
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Ground Floor



APPROX INTERNAL FLOOR AREA
TOTAL 183 SQ M 1966 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
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First Floor



efficient
property
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