

Hillside Cottage, Great Bardfield

Guide Price £795,000





Hillside Cottage

Great Bardfield

A substantial refurbished Grade II listed family home in the heart of village with large garden, garage and driveway.

ENTANCE HALL

A spacious entrance hall with window to front elevation and doors leading to utility room, snug, kitchen/breakfast room and stairs rising to the first floor landing.

UTILITY ROOM

With window to front elevation. Free standing wash hand basin, plumbing for washing machine and shelving above. WC is also located here.

SNUG

This room has exposed beams to the ceiling and walls. With dual aspect windows allowing plenty of natural light, door leading out to the patio, and door to

KITCHEN/BREAKFAST ROOM

This large open plan kitchen/breakfast room has a range of high and low level units set under laminate worktops with one and a half bowl sink and drainer. There is an integrated double oven and a separate hob with extractor fan over. Space for individual fridge and freezer and

plumbing for dishwasher. Wood effect tiles throughout with wet underfloor heating. Space for a dining table leading further down to,

DINING/FAMILY ROOM

This large room is perfect for entertaining with large window to side elevation and bi folding doors leading to the rear garden allowing plenty of natural light. Wet underfloor heating. Leading to the

SITTING ROOM

Another bright room with window to side elevation, again another set of bi folding doors leading out to the patio. Wet underfloor heating.

FIRST FLOOR LANDING

Giving access to all bedrooms, bathroom.

BEDROOM (1)

This large double bedroom has a windows to rear elevation overlooking the garden and door leading to



ENSUITE SHOWER ROOM

With large shower cubicle and rain head shower, WC, vanity wash hand basin with mirror above, window to front elevation and electric underfloor heating.

BEDROOM (2)

Another double room with windows to front and rear elevations, exposed beams to ceiling and walls.

BEDROOM (3)

A spacious double bedroom with windows to front and side elevations. Airing cupboard is also located here.

BATHROOM

Suite comprising fully tiled shower cubicle, bath, wash hand basin, WC, partly tiled walls, tiled flooring, window to rear elevation and electric underfloor heating.

BEDROOM (4)

This double bedroom has built in cupboard space and window to the rear elevation.

OUTSIDE

To the rear of the property there is a large patio area leading to the remainder of the garden that is mostly laid to lawn with interspersed trees and fully fenced.

To the front of the property there is driveway providing parking for several cars and garage.

There are also side wooden gates allowing access into the rear of the property.

SERVICES

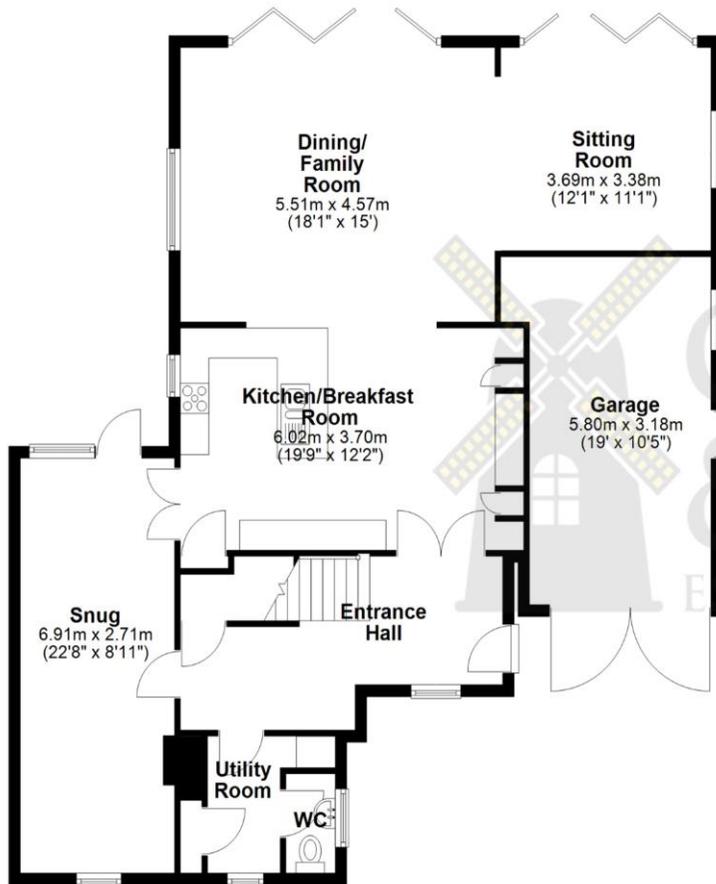
This property is connected to mains water, electricity and drainage, Oil fired central heating, water softener.



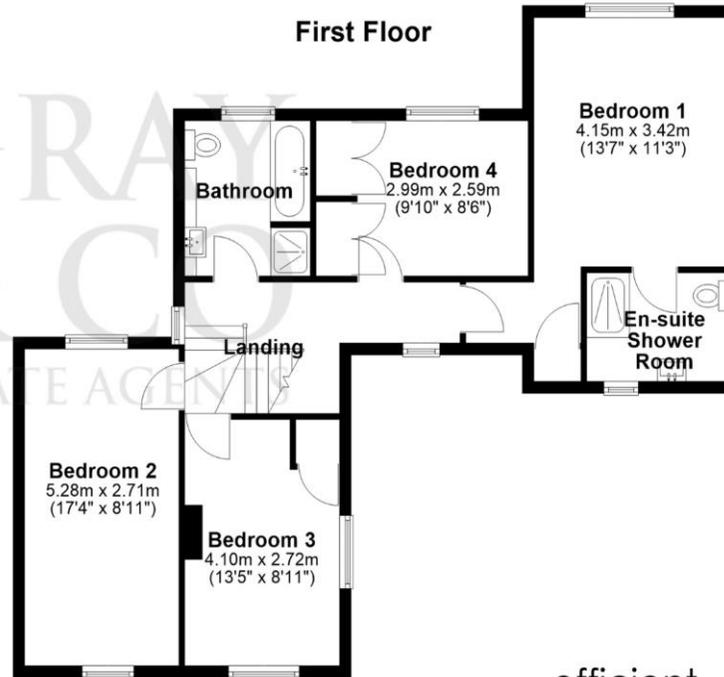
APPROX INTERNAL FLOOR AREA
MAIN HOUSE 175 SQ M 1877 SQ FT
GARAGE 20 SQ M 213 SQ FT
TOTAL 195 SQ M 2090 SQ FT

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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Ground Floor



First Floor



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