

oakheart

£475,000

Offers In Excess Of
Church Hill, Kelvedon

Situated on Church Hill, this cottage offers a unique opportunity to reside on the outskirts of Kelvedon. It provides a rural outlook, allowing you to enjoy the surrounding natural beauty, while still within walking distance of Kelvedon's character and historical charm. The vibrant village centre is packed with amenities such as shops, pubs, restaurants, and schools. For commuters, the village benefits from a mainline train station and direct access to the A12. Kelvedon itself boasts its own Primary School, and nearby Coggeshall is home to the popular Honeywood Community Science School, while Thurstable Secondary School can be found in Tiptree.

This character cottage is a perfect blend of tradition and contemporary living,

showcasing its charm and timeless appeal. Every room in this beautifully presented property reflects its origins, featuring exposed beams, chimneys, and cast-iron fireplaces. The captivating views of the surrounding farmland can be enjoyed from every angle.

The cottage's ground floor boasts two reception rooms: a cosy lounge and a versatile dining room that currently serves as a home office but can be adapted to suit your specific needs. Additionally, an extension has been added to the ground floor, creating a stunning kitchen and dining room. This space is adorned with bi-fold doors leading to the garden, and it offers integrated appliances and ample room for a table and four chairs.

Moving to the first floor, you'll find three spacious double bedrooms and a well-appointed bathroom. The cottage also boasts a low-maintenance garden that provides privacy and tranquility, without being overlooked. Furthermore, it offers convenient access to the driveway, which can accommodate up to three cars, and a garage—a rare feature for homes in this village and similar properties.

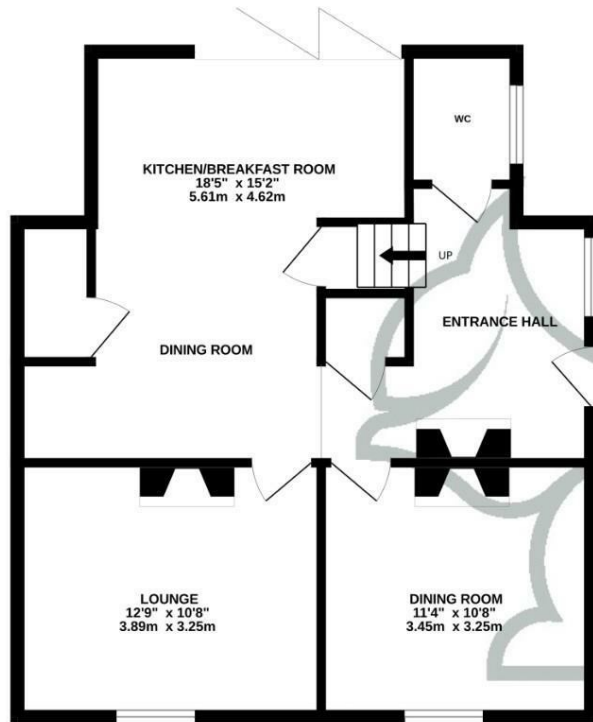




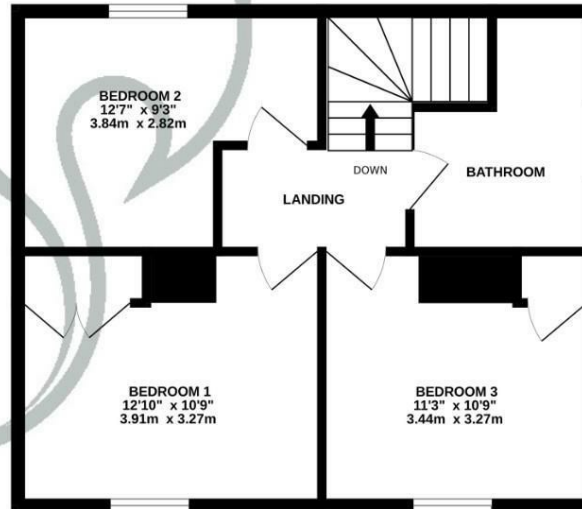




GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1141sq.ft. (106.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Local Authority:

Braintree

Tenure:

Freehold

Council Tax Band:

D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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