



**Providence Cottage, Gainsford End, Toppesfield, Halstead CO9  
4EG**

## welcome to Providence Cottage, Gainsford End, Toppesfield

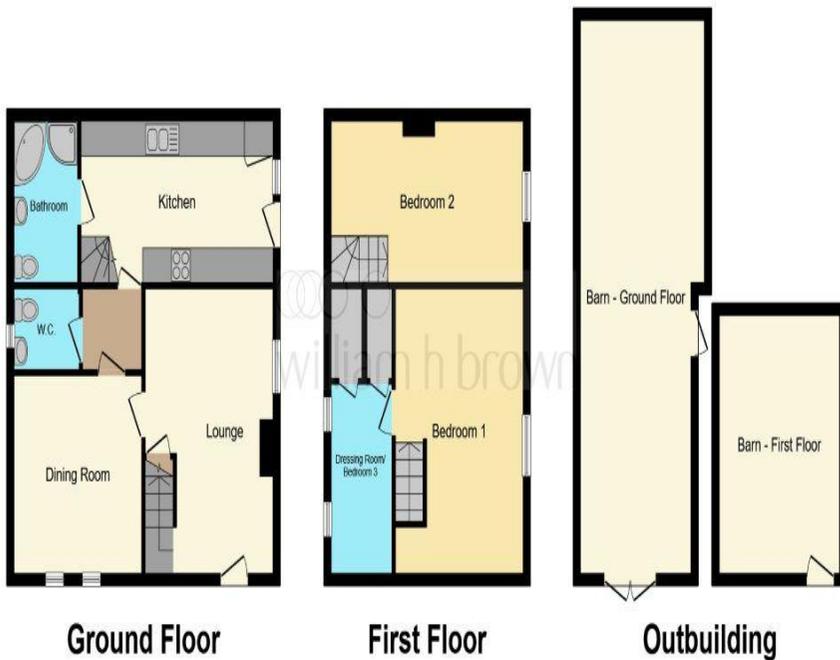
- 2/3 Bedroom Grade II Thatched Cottage
- Peaceful hamlet location
- Views over the Essex countryside

- Two floor Barn and workshop
- Character property

Council Tax Band: D

Tenure: Freehold  
EPC Rating: Exempt

offers in excess of **£450,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



### Lounge

16' 6" max x 14' 5" max ( 5.03m max x 4.39m max )

### Dining Room

11' 1" x 9' 7" ( 3.38m x 2.92m )

### Inner Hall

### Cloakroom

### Kitchen

17' 3" x 9' 7" ( 5.26m x 2.92m )

### Bathroom

### Bedroom One

16' 1" x 13' 4" ( 4.90m x 4.06m )

### Dressing Room / Bedroom Three

5' 9" max x 10' 7" max ( 1.75m max x 3.23m max )

### Bedroom Two

11' 5" x 14' 2" ( 3.48m x 4.32m )

### Front Garden

### Rear Garden



### Barn

11' 8" x 31' 5" ( 3.56m x 9.58m )

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### Property Ref:

HST108036 - 0009

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