

# Cage Cottage, Great Bardfield

Guide Price £425,000





# Cage Cottage, Great Bardfield

A charming Grade II listed cottage in the heart of the village dating back to the early 16<sup>th</sup> Century with secluded garden and detached home office.

Steps leading up to

## ENTRANCE HALL

With exposed beams to ceiling, doors to sitting room, bedroom three and shower room. Stairs rising to the first floor landing

flooring. French doors leading out to the garden.

## SHOWER ROOM

Inset corner shower cubicle, wash hand basin, WC and heated towel rail. Tiled flooring, beamed ceiling, and obscure window to front elevation.

## SITTING ROOM

The main feature of the room is the brick Inglenook fireplace with brick hearth and wood burner, heavily beamed throughout. Small study area in the corner of the room. Windows to front elevation and window through to kitchen. Doorway leading to

## BEDROOM 3

Window to rear elevation overlooking the garden. Fitted storage cupboard, exposed beams to ceiling and wood effect flooring.

## FIRST FLOOR LANDING

Doors leading to all rooms and loft access.

## KITCHEN/ DINING ROOM

This bright kitchen/dining room has a vaulted ceiling with Velux window to the rear elevation, large windows to side and rear elevations. The kitchen is fitted with high and low level units, with work surfaces over, one and a half stainless steel sink with drainer. Integrated double oven and hob, space for dishwasher, fridge/freezer and washing machine. Tiled

## BEDROOM 1

This large double bedroom has windows to front and rear elevations, with a range of built-in wardrobe cupboards. With the main feature of the room being the curved transom beam and exposed chimney breast. Wooden flooring.



## BEDROOM 2

Another double bedroom with window to side elevation, exposed beams, built in wardrobe cupboard and wooden flooring.

## BATHROOM

Fitted with a white suite comprising roll top bath with mixer taps and shower attachment, wash hand basin, W.C, window to side elevation, tiled flooring. Exposed beams to walls.

## OUTSIDE

The secluded rear garden is made up of a good sized lawn leading to a rear entertaining area.

This area has a large DETACHED OUTBUILDING currently used as a gym but suitable for an office with WC.

Large patio area with access to substantial storage shed

Side gate giving access to the rear of the property.

## SERVICES

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



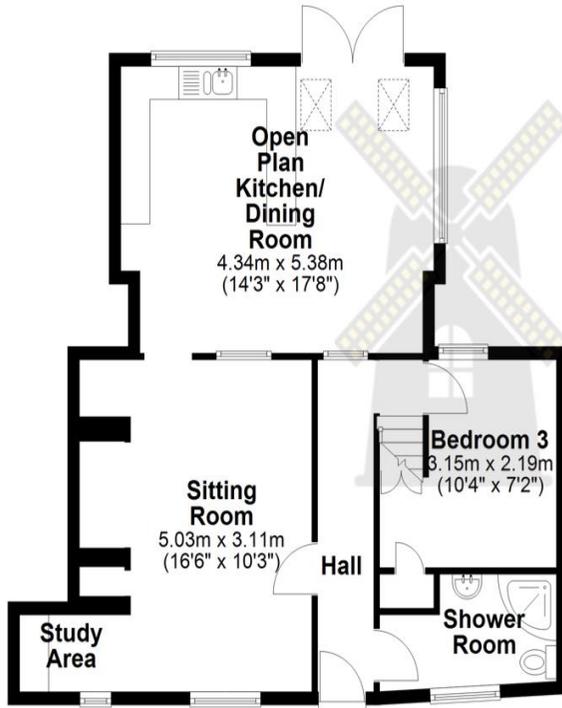
Approximate Internal Floor Area  
 Main House 107 SQ M 1146 SQ FT  
 Outbuilding 18 SQ M 203 SQ FT  
 Total 125 SQ M 1349 SQ FT

This floor plan is for guidance to layout only and is NOT TO SCALE.

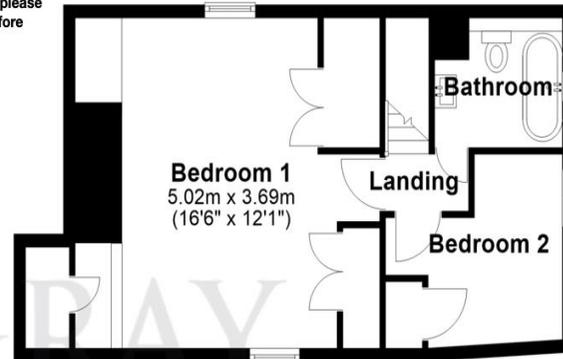
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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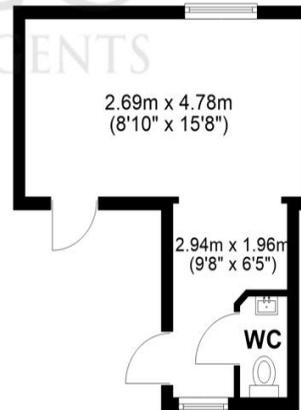
### Ground Floor



### First Floor



### Outbuilding



efficient  
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