

oakheart



£390,000

Offers Over
The Street, Pebmarsh

Set in the heart of the picturesque village of Pebmarsh, this charming Grade II listed thatched cottage offers an exceptional blend of historic character and modern comfort. With its timeless frontage, peaceful setting and thoughtfully extended living spaces, the property presents a rare opportunity to enjoy village life in a truly beautiful home.

The traditional sitting room and separate dining room provide warm, welcoming spaces filled with period charm. The modern single-storey extension enhances the home with a well-equipped kitchen, a bright garden room overlooking the garden and a contemporary bathroom featuring both a walk-in shower and a separate roll-top bath.

Upstairs, two bedrooms offer a calm and cosy feel, each enjoying views over the garden or village surrounds. Throughout, the cottage balances characterful features with practical everyday living.

The generous rear garden is a standout feature, opening onto open farmland and offering stunning far-reaching countryside views. Mature planting, seating areas, timber work sheds and a summer house create a versatile outdoor space perfect for relaxing, entertaining or simply enjoying the tranquillity of the setting.

Private off-road parking for two vehicles adds convenience while maintaining

the cottage's peaceful position within the village.

Pebmarsh offers a friendly community atmosphere with a popular local pub, village hall, primary school, play areas and numerous footpaths weaving through the surrounding countryside. Everyday amenities are close at hand, including a local shop and services in the nearby small development.

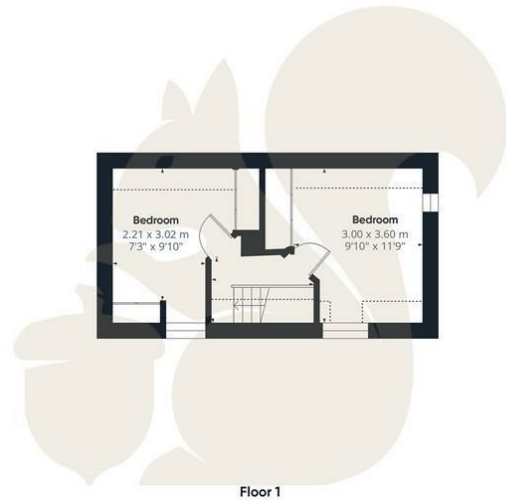
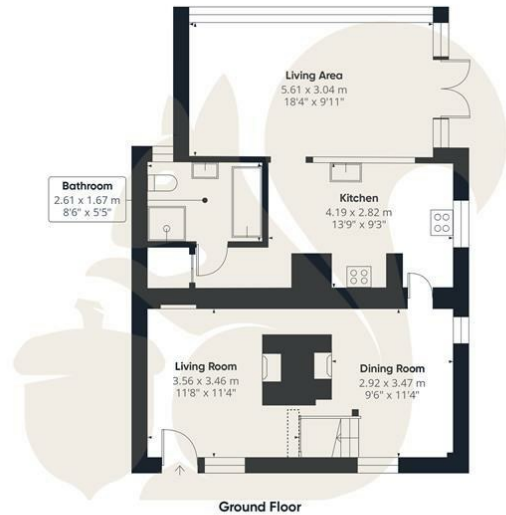
This delightful cottage offers a wonderful combination of heritage, comfort and rural charm in one of north Essex's most attractive villages.











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Approximate total area⁽¹⁾

81.5 m²
877 ft²

Reduced headroom

3.8 m²
41 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Braintree

Tenure:
Freehold

Council Tax Band:
C

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.

Oakheart Sudbury
01787 322 322
sudbury@oakheart.co.uk
18 Market Hill, Sudbury, Suffolk, CO10 2EA

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