

OUTSIDE

The rear gardens are a particular feature of the property having being well planned and landscaped by the current owners and commences with attractive courtyard style two tier patio area to the immediate rear of the property with water features outside lighting and inset lighting into the patio and giving access to the orangey.

To the rear of the orangey there is the hot tub which we understand is to remain being screened by trellis work and there are further raised and inset flower beds. There is also an original well. Sliding trellis style fencing leads through to formal Georgian style garden with wrought iron fencing and attractive regimented box style hedging gardens with lawns with central brick path covered walk way with wisteria and rose climbing plants. There are also two outside storage cupboards to the left had side.

The brick path continues past an attractive beach hedge leading to further formal garden area with lawn area with flower and shrub borders and further brick patio with pergola to remain. The path leads to the rear of the garden to the detached double garage with attractive terrace style sitting area overlooking the garden. The double garage has power and light connect and also has fitted cloak room and storage cupboard and further garden storage area.

Rear door access from double garage leads up to the room above which measures 19' x 16'10" (5700 x 5100) which has fitted pull out bar area and two fitted drinks chillers and is ideal for parties, functions or play room.

To the side s of the garage there are 3 storage timber sheds with slate roofs. To the rear of the garage their is secure parking area which will be accessed via both buzzer and key pad security system. There is a iron personal gate and electric iron gates for vehicular access.

SERVICES:

ALL MAIN SERVICES ARE CONNECTED TO THE PROPERTY.

Note: We have not tested any of the services.

VIEWING: By appointment with the sole agents JOSCELYNE CHASE TEL: (01376) 322 222.

FOR SALE

£697,500 Freehold

For further information or to arrange a viewing please call 01376 322222

GRESHAM HOUSE, 39 BRADFORD STREET, BOCKING, BRAINTREE, ESSEX CM7 9AT

INDIVIDUAL GRADE II LISTED FAMILY RESIDENCE OFFERING GOOD SIZED AND FLEXIBLE ACCOMMODATION WITHIN CONSERVATION AREA IN WALKING DISTANCE OF BRAINTREE TOWN CENTRE AND RAILWAY STATION



THESE PARTICULARS ARE PRESUMED TO BE CORRECT BUT JOSCELYNE CHASE DO NOT GUARANTEE THEIR ACCURACY

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- 3 RECEPTION ROOMS
- 6 BEDROOMS
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Gresham House, 39 Bradford Street, Bocking, Braintree is as mentioned a grade II listed period residence set in a conservation area with Georgian front and Edwardian accommodation to the rear. The property offers many fine period features and good sized flexible accommodation split over four floors. The property boasts attractive and good sized rear garden with ample off road parking and is located in a conservation area within the town and also within easy reach of the town centre itself with its excellent all round facilities including schooling and shopping and branch line railway station with service through to London (Liverpool Street Station).

Accommodation with approximate room sizes is as follows –

Door leads through to

ENTRANCE HALL with radiator with cover and marble tiled floor. Picture rail and a cornicing. Door to rear. Further inner hall with original butler stairs to first floor and doors to stairs down to

BASEMENT (Currently used as a Gym) 16'7" x 11'10" (5000 x 3600) Built in storage cupboards. Original well.

GROUND FLOOR

SITTING ROOM 16'11" x 14'6" (5100 x 4400) sash windows to front and rear. Dado rail. Ornate cornicing. Radiator with cover. Built in storage cupboard. Feature fire place. Wall light points.

DINING ROOM 12'5" x 10'8" (3700 x 3200) sash window to front. Wood flooring. Half height wood paneling. Dado and picture rail. Cornicing. Original fire place.

CLOAKROOM Former butler pantry with original feature

Doors from rear of the hall leads through to

LAUNDRY ROOM 8'6" x 6' (2500 x 1800) range of built in storage cupboard. Radiator.

FAMILY/BREAKFAST ROOM 11'7" x 13' (3500 x 3900) wood flooring. Window to side. Built in storage cupboard. Original Mullion style window to side set in glass casement. Step up to

KITCHEN 12'3" x 11'8" (3700 x 3500) wood floor. Kitchen is fitted with hand made units with granite work surfaces with draw and base units and range of wall mounted units. Integrated fridge freezer and cook centre oven and inset butler sink. Work surface island.

Window and doors lead to side lobby with Victorian tiled floor built storage cupboard. Windows and closed doors out onto court yard garden and doors to

WET ROOM which is fully tiled with low level WC and wash hand basin.

UTILITY ROOM inset double butler sink ingrate work surfaces. Provision for automatic washing machine. Range of storage cupboards. Tiled floor. Airing cupboard and boiler cupboard. And door leading through to stairs to office room which has French doors to a balcony which is enclosed with wrought iron railing. And the office measures 21' x 9'2" (6600 x 2800) and also there is access to the outside .

SEPARATE EXTERNAL ACCESS LEADS TO

ORANGERY 15'2" x 8'8" (4600 x 2600) beautifully hand constructed with double glazed sash windows and French doors leading out to courtyard garden. Tiled floor. Radiator. Skylight and access through to

REST AREA with gas fire and giving access the fitted sauna / Steam room.

FIRST FLOOR LANDING

Split level with two radiators. Sash window to rear. Access through to inner landing with door with original butler stair case to ground and second floor and doors to

MASTER BEDROOM 14'8" x 13' (4400 x 3900) secondary double glazed sash window to front. Radiator. Central original fire place. Door through to

EN-SUITE with corner bath. Low level WC . Pedestal wash hand basin. Half tiled walls. Sash window to front. Radiator. Shower cubical and door leading through to

FITTED DRESSING ROOM with wardrobe and storage space. Window to rear and further large walk in cupboard with further hanging rail and storage area.

BEDROOM 2 12' x 10'10" (3600 x 3300) currently used as another sitting room or library with sash window to front. Central fire place with fitted book case to either side and further built in storage cupboard.

BATHROOM with shower cubical. Radiator. Wash basin. WC . Walk through to high flush WC and Kidney shaped bath. Frosted window to rear. Wall light points. Radiator.

Short stairs to separate

BEDROOM 3 13'6" x 11'11" (4100 x 3600) two windows to rear. Original mullian style window again in glass casement. Fire place. Radiator.

SMALL PLAYROOM 8'4" x 5'11" (2500 x 1800) with radiator. Storage cupboard.

SECOND FLOOR LANDING window to front. Doors to

BEDROOM 4 12'4" x 10'7" (3700 x 3200) sash window to front. Radiator. Exposed floor. Door leading to butler stairs to first and ground floor. Further built in cupboard. Exposed Beams.

BEDROOM 5 14'5" Max x 12'5" (4300 x 3700) window to front. Exposed floor. Exposed timbers. Radiator.

BEDROOM 6 15'6" x 8'6" (4700 x 2500) sash window to front. Laminated floor. Radiator. Exposed brick chimney breast.

SHOWER ROOM with shower cubical. Low level WC . Radiator. Pedestal wash hand basin. Deluxe window.



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