


FOR SALE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	49	55	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

O.I.R.O. £495,000 Freehold

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

**Martins, Braintree Road, Wethersfield,
Braintree, Essex**

AN OPPORTUNITY TO PURCHASE THIS DELIGHTFUL GRADE II LISTED 16TH CENTURY COTTAGE SITUATED ON THE OUTSKIRTS OF WETHERSFIELD BENEFITTING FROM GOOD SIZED ACCOMMODATION AND A PLOT OF APPROXIMATELY ONE THIRD OF AN ACRE (SUBJECT TO SURVEY).



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

TO ARRANGE A VIEWING PLEASE CALL 01376 322222



- SITTING ROOM
- KITCHEN
- FAMILY ROOM
- GROUND FLOOR SHOWER
- 5 FIRST FLOOR BEDROOMS
- RECEPTION/BEDROOM
- ONE THIRD OF AN ACRE PLOT
- LOVELY GARDENS
- VIEWS TO THE REAR
- AMPLE PARKING

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AN OPPORTUNITY TO PURCHASE THIS DELIGHTFUL GRADE II LISTED 16TH CENTURY COTTAGE WITH GOOD SIZED ACCOMMODATION AND A PLOT OF APPROXIMATELY ONE THIRD OF AN ACRE (SUBJECT TO SURVEY).

O.I.R.O. £495,000 Freehold

As mentioned Martins, Braintree Road, Wethersfield is a delightful 16th century Grade II listed cottage offering good sized and flexible accommodation over two floors and offering many original features.

The property boasts lovely gardens with views to the rear over the surrounding farmland and the property is situated on the edge of Wethersfield village centre with its day to day facilities.

The market town of Braintree is approximately 4 to 5 miles distance with its more comprehensive facilities, schooling for all ages, leisure and shopping facilities and branch line railway station with service through to London Liverpool Street.

Accommodation with approximate room sizes is as follows.

Ground Floor:

Front Door leads to -

Entrance Hall with doors to -

Side Reception Room 11'2" x 7'5" (3400 x 2200). Windows to front and side. Radiator. Door to rear.

Sitting Room 14'3" x 12'8" (4300 x 3800). Delightful room with exposed timbers. Feature Inglenook style fireplace with wood burner. Wall light points. Door to -

Reception Room/Additional Bedroom 14'4" x 9'11" (4300 x 3000). Windows to front and rear. Further door to side. Wall light points. Double radiator. Door leads to -

Inner Hall with brick floor.

Stairs to First Floor.

Door leading to original staircase which is no longer used.

Door to -

Ground Floor Cloakroom. Wet room style with low level WC, pedestal wash hand basin and shower.

Kitchen 20'3" x 13'4" (6100 x 4000). Tiled floor. Windows to side and rear. Exposed timbers. Attractive Pine units comprising wall mounted units, work surfaces with drawer and base units, inset sink unit with mixer tap. Brick housing for Aga. Provision for dishwasher. Exposed timbers. Cupboard housing oil boiler for heating and hot water. Steps down to -

Dining/Family Room 14'7" x 13'5". Wood floor. French doors to rear. Windows to side. Further door leading to the side. There is a door through to utility cupboard with provision for washing machine.

First Floor:

Landing which is unique. Split in two via stepping over part of framework. Velux window. Eaves storage cupboard. Further airing cupboard. Door to -

Bedroom 1 13'4" x 12'2" (4000 x 3700). Leaded window to front. Exposed original floorboards. Radiator. Door leads to -

Bedroom 2 11'3" x 9'3" (3400 x 2800). Window to side. Exposed floorboard. Attractive arch beam over doorway with further exposed timbers. Radiator.

Bedroom 3 10'9" x 7'2" (3200 x 2100). Window to side. Exposed timbers. Pedestal wash hand basin.

Bedroom 4 10'5" x 8'7" (3100 x 2600). Window to rear. Velux window to side.

Bedroom 5 10'7" x 8'5" (3200 x 2500). Velux window to rear and further window to side. Double radiator.

Bathroom has white suite comprising pedestal wash hand basin, low level WC, panel enclosed bath with mixer tap and shower spray attachment. Extractor fan. Radiator. Window to rear. Part tiled.

Outside:

As previously mentioned the property is situated on a plot of approximately one third of an acre subject to survey. The property is situated off the road and is approached via a shingled driveway which extends into a parking area to the side of the property for several vehicles with covered storage area.

The front is laid to lawn with stocked flower borders with a path leading to entrance door with rose trellis to either side. The property is screened to the front with trees and hedging.

The rear garden commences with a good sized patio to the immediate rear of the property with steps up to extensive lawn area which is laid to the rear and to the side. There is an abundance of shrubs and bushes with hedging to both sides and to the rear. There is also an attractive mature tree to the bottom of the garden.

Access through the hedge at the rear leads to an uncultivated area which would make an ideal vegetable plot and this extends to the rear boundary which affords lovely views over the surrounding farm/pasture land. There is also a timber workshop/shed with power and light connected, with a lean to greenhouse.

Services:

Mains water and electric. Drainage is via a septic tank. Heating is via an oil fired central heating system.



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