



47 THE GABLES CHURCH LANE, BRAINTREE CM7

OFFERS IN EXCESS OF £450,000

3 Bedrooms | 1 Bathrooms | 3 Receptions

**** CHARMING GRADE II LISTED COTTAGE **** Nestled within the heart of the historic village of Bocking, this beautifully presented THREE bedroom DETACHED home perfectly blends timeless character with modern family living. Boasting an abundance of original features, including a stunning INGLELOOK FIREPLACE with wood burning stove, spacious and versatile reception rooms, a cottage-style kitchen, and a beautifully appointed family bathroom with a freestanding roll-top bath. Externally, the property enjoys a private SOUTHWEST FACING rear garden with mature planting, multiple seating areas and a historic air raid shelter, together with OFF STREET PARKING and a DETACHED GARAGE complete with power, lighting and workshop space. Ideally positioned within walking distance of local amenities, schooling and picturesque countryside walks, whilst remaining within easy reach of Braintree Station for London commuters. A truly unique home that must be viewed to fully appreciate the charm, character and lifestyle on offer.



GROUND FLOOR

Entrance Hall

Tiled flooring, window to front, stairs rising to first floor, under stairs storage cupboard, doors to;

Living Room 16'11 x 11'4 (5.16m x 3.45m)

Laminate flooring, radiator, window to front aspect, french doors to garden, brick feature fireplace.

Dining Room 17 x 11'11 (5.18m x 3.63m)

Laminate flooring, window to front, french doors to garden, brick fireplace with log burning stove.

Cloakroom

Tiled flooring, wall mounted hand wash basin, WC, radiator, window to rear.

Breakfast Room

Tiled flooring, radiator, window to rear.

Kitchen 13'10 x 8 (4.22m x 2.44m)

Tiled flooring, wall & base units with roll edged work surfaces, ceramic sink with mixer tap, spaces for range style oven, fridge /freezer & washing machine, windows to front & rear aspect.

FIRST FLOOR

Landing

Carpet flooring, window to rear aspect, doors to;

Bedroom One 15'5 x 11'7 (4.70m x 3.53m)

Original wood floor boards, windows to front & side aspects, radiator.

Bedroom Two 12'9 x 8 (3.89m x 2.44m)

Carpet flooring, window to front aspect, radiator.

Bedroom Three 12'9 x 7'9 (3.89m x 2.36m)

Carpet flooring, radiator, window to front aspect.

Bathroom

Freestanding bath with shower over, hand wash basin, WC, towel radiator, obscure window to rear aspect.

EXTERIOR

Front

Picket fencing, driveway laid to shingle with parking for multiple vehicles.

Garage

Up & over door, power & lights connected. Store room to back. Further store room to side.

Rear Garden

Large decked seating area, further decked area with pergola, remainder of garden laid to large with well established borders & planting.

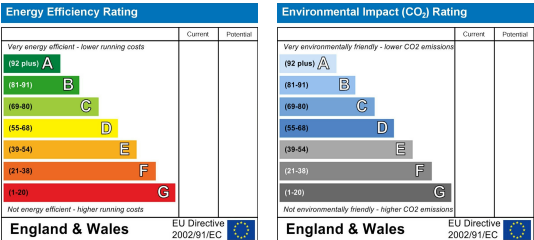
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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