



Rotten End

Wethersfield, Braintree, CM7 4AL

Freehold
Tax Band: F

Offers In Excess Of £625,000



Boasting an impressive 0.63 ACRE PLOT set in an idyllic rural location and offering a two DOUBLE bedroom DETACHED ANNEX (with POTENTIAL FOR SECONDARY INCOME*), extensive front & rear gardens, FIVE reception rooms inc. 18' DUAL ASPECT lounge with open fire, dining room, 17' snug, STUDY & 21' ORANGERY is this 3/4 bedroom GRADE II LISTED detached residence. Filled with ORIGINAL CHARACTER FEATURES and benefiting from a driveway for 3-4 vehicles (with potential to create in-and-out drive*), surrounding COUNTRYSIDE VIEWS and conveniently located just 5.8 miles to Braintree Town Centre & Station (links to London Liverpool St). Internal viewings highly recommended!



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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Secure main entry door into lobby area comprising large exposed brick feature fireplace (previously a working Inglenook fireplace), door to ground floor shower room and opening to inner hall, original brick flooring and exposed beams.

SHOWER / CLOAKROOM:

Glazed window to front aspect, enclosed and fully tiled double shower unit, low level WC, inset wash hand basin with tiled splash back, fitted base units with integrated washing machine, built-in cupboard housing boiler, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

ORANGERY:

21'2 x 8'2 (6.45m x 2.49m)

Radiators, original brick flooring with surrounding exposed beams, high sloping roof with glass panes and glazed windows across rear aspect. Stairs leading down to study and separate staircase leading up to bedroom three.

STUDY:

11'11 x 11'9 (3.63m x 3.58m)

Glazed windows to side and rear aspects, under stairs storage cupboard, radiator, brick flooring and smooth ceiling with exposed beams.

INNER HALL:

Glazed windows to rear aspect, secure fitted door opening to rear exterior patio area, radiator, brick flooring and surrounding exposed beams.

BEDROOM THREE:

11'11 x 11'9 (3.63m x 3.58m)

Glazed window to rear aspect, built-in cupboard, radiator, carpeted flooring and vaulted ceiling with exposed beams.

KITCHEN:

14'6 x 13'11 max (4.42m x 4.24m max)

Glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating twin bowl sinks with central mixer tap and drainer, Rayburn cast iron stove, additional freestanding cooker with electric hob, space for fridge/freezer and dishwasher, brick flooring and exposed beamed ceiling.

DINING ROOM:

13'10 x 11'10 (4.22m x 3.61m)

Glazed window to front aspect, radiator, tiled flooring and smooth ceiling with exposed beams. Opening to lounge.

LOUNGE:

18'3 x 12'4 (5.56m x 3.76m)

Glazed windows to front and rear aspects, stairs to first floor, Inglenook fireplace with log burning stove and exposed brick hearth and surround, carpeted flooring and exposed beamed ceiling. Part-glazed door to rear aspect.

SNUG:

17'10 x 8'11 (5.44m x 2.72m)

Feature arched glazed windows to side aspect and glazed window to rear aspect, fitted shelving and storage units, under stairs storage area, brick flooring and smooth ceiling with exposed beams.

FIRST FLOOR ACCOMMODATION:

LANDING:

Glazed window to side aspect, built-in storage cupboard, radiator, carpeted flooring and high sloping ceiling with exposed brick and beams.

SHOWER ROOM:

Glazed window to side aspect, enclosed shower unit, low level WC, pedestal wash hand basin with tiled splash back.

BEDROOM TWO:

11'9 x 10'10 (3.58m x 3.30m)

Glazed window to front aspect, radiator, carpeted flooring and smooth ceiling with exposed beams.

MASTER BEDROOM:

18'11 x 11'9 (5.77m x 3.58m)

Glazed window to front aspect, two radiators, carpeted flooring and smooth ceiling with surrounding exposed beams, opening to dressing room/bedroom four.

EN-SUITE BATHROOM:

Glazed window to side aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash back, shaver point, radiator, loft access, smooth part-vaulted ceiling.

DRESSING ROOM / BEDROOM FOUR:

19'3 x 12'5 (5.87m x 3.78m)

Glazed windows to front and rear aspects, radiator, carpeted flooring and high ceiling with exposed beams.

EXTERIOR:

GARDENS & GROUNDS:

ANNEX ACCOMMODATION:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Double glazed window to side aspect, stairs to first floor, storage heater, tiled flooring.

BEDROOM ONE:

15'1 x 11'9 (4.60m x 3.58m)

Double glazed windows to front and side aspects, storage heater, wood flooring.

BEDROOM TWO:

11'4 x 8'8 (3.45m x 2.64m)

Double glazed window to side aspect, storage heater, wood flooring.

WET ROOM:

Walk-in double shower with glass screen, low level WC, pedestal wash hand basin, extractor fan, heated towel rail, tiled flooring.

FIRST FLOOR ACCOMMODATION:

OPEN PLAN LOUNGE/DINER & KITCHEN:

23'9 x 18'8 (7.24m x 5.69m)

Open plan lounge/diner and kitchen arrangement comprising double glazed windows to all aspects, kitchen fitted with base units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in oven, electric hob, space for low level fridge, freezer, dishwasher and washing machine. Lounge/diner area with two storage heaters, wood flooring and high vaulted ceiling with exposed beams.

DRIVEWAY & PARKING:

Driveway parking to property frontage for 3-4 vehicles with potential to create further driveway parking space.

AGENTS NOTES:

Council Tax Band: F

For further information regarding this property, please contact Hamilton Piers.



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