



## Wisemans Cottages, Barrack Lane

Great Waltham, Chelmsford, CM3 1ET

**Guide Price £425,000**



Boasting a **GENEROUS 113' REAR GARDEN** with a detached **OUTBUILDING / OFFICE / GYM** (with annex potential!) is this beautiful character cottage in a highly regarded village location. Offering an entrance hall & cloakroom, a spacious sitting room & dining room, refitted kitchen, **THREE GOOD-SIZED BEDROOMS**, and spacious family bathroom. Viewings are a must!



# Wisemans Cottages, Barrack Lane, Great Waltham, Chelmsford, CM3 1ET

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

## GROUND FLOOR:-

### ENTRANCE HALL:

Entrance door to rear, doors to cloakroom, dining room, kitchen, stairs to first floor, under stairs cupboard, radiator, tiled flooring.

### CLOAKROOM:

Glazed window to side, wall mounted hand wash basin, high level W/C, radiator, tiled flooring.

### KITCHEN: (13'9" x 6'9")

Glazed window to front, range of wall and base units, square edge work surfaces with stainless steel sink inset, space for under counter fridge & freezer, washing machine, cooker with extractor over, electric heater, part tiled walls tiled flooring.

### DINING ROOM: (12'10" x 9'11")

Glazed window to rear, door to lounge, electric log burner to front, radiator.

### SITTING ROOM: (13'9" x 11')

Entrance door to front, fireplace, cupboard, radiator.

## FIRST FLOOR:-

### LANDING:

Doors to bedroom one, bedroom two, bedroom three, family bathroom, loft access.

### BEDROOM ONE: (13'9" x 10'11")

Glazed window to front, fireplace, door to bedroom one, cupboard, radiator, wood flooring.

### BEDROOM TWO: (13'9" x 6'11")

Glazed window to front, radiator.

### BEDROOM THREE: (9'11" x 8'3" > 7'6")

Glazed window to rear, airing cupboard, radiator.

### FAMILY BATHROOM:

Glazed window to rear, roll top bath with shower over, low level W/C, pedestal hand wash basin, radiator, part tiled walls.

## EXTERIOR:-

### FRONT GARDEN:

Gated access, mature shrubs and trees to border, rest laid to lawn, off street parking 10 second walk from the property.

### REAR GARDEN:

Paved patio to immediate rear, gated side access, door to outbuilding/office/gym, brick storage shed, stepping stones to rear lawn garden area with mature shrubs and trees to border, two sheds to rear, oil tank to side, Approx 113' Max.

### OUTBUILDING / OFFICE / GYM: (12'5" > 9'1" x 9')

Dual aspect glazed windows to front and rear, electric heater, storage, wood effect flooring. Ideal as an outside office, gym, studio or playroom. Also offers great potential to convert into an annex, subject to any necessary permissions.

## AGENTS NOTES:

The property is listed Grade II of Architectural or Historical Interest and an extract from the listing states: Early C19 pair of estate cottages, two-storey, timber-framed and plastered. Gable ended plain tile roof. Diagonal four shafted chimney stack to centre on roof slope. Each cottage has exposed box sashes on wall face and central vertically boarded door with hood on fretted brackets.

Note: The property reserves a pedestrian right of way over the land to its left belonging to Wisemans together also with a right of way at all times and for all purposes connected with the occupation and use of the property with or without vehicles along the access to the front. Further details available on request.

Viewings strictly by appointment only - please call Hamilton Piers to view (your area's multi award winning property experts).



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

