



Brent Hall Road
Finchingfield CM7 4JZ
£700,000

Brent Hall Road, Finchingfield, CM7 4JZ

Great Wincey Farmhouse is a rare gem waiting for transformation. This beautiful Georgian-style home built in the 1950s offers an exciting opportunity for buyers to create their dream home on approximately 1.1 acres of land (subject to survey). Boasting three generously sized double bedrooms, two reception rooms, and a kitchen, the property features impressive views from every window. While in need of modernisation, the farmhouse's potential is undeniable, making it a fantastic renovation project for those with vision.

On the ground floor, you are welcomed into a wide hallway leading to a spacious lounge and a separate reception room, both offering endless possibilities for customisation. The kitchen, located at the rear, overlooks the gardens and provides the perfect space to redesign and extend, subject to planning permissions. The first floor features three large double bedrooms with picturesque views, a family bathroom, and a separate WC.

Externally, the home sits on a glorious 1.1-acre plot with mature trees, open lawns, and countryside views as far as the eye can see. The extensive garden space offers ample room for landscaping or even further development, pending approvals. With off-road parking for multiple vehicles, this property is perfectly suited for modern family life.

Located in the heart of Finchingfield, frequently voted Essex's prettiest village, this property is immersed in scenic countryside yet conveniently close to village amenities. Just a short walk brings you to the local tearooms, country pubs, and picturesque lanes. For more extensive shopping and services, the nearby towns of Halstead, Braintree, and Saffron Walden are only a short drive away.

This is a once-in-a-lifetime chance to create a bespoke country home in an exceptional location with great potential and scope for future growth. The property offers a mix of rural tranquillity and community charm, all within easy reach.



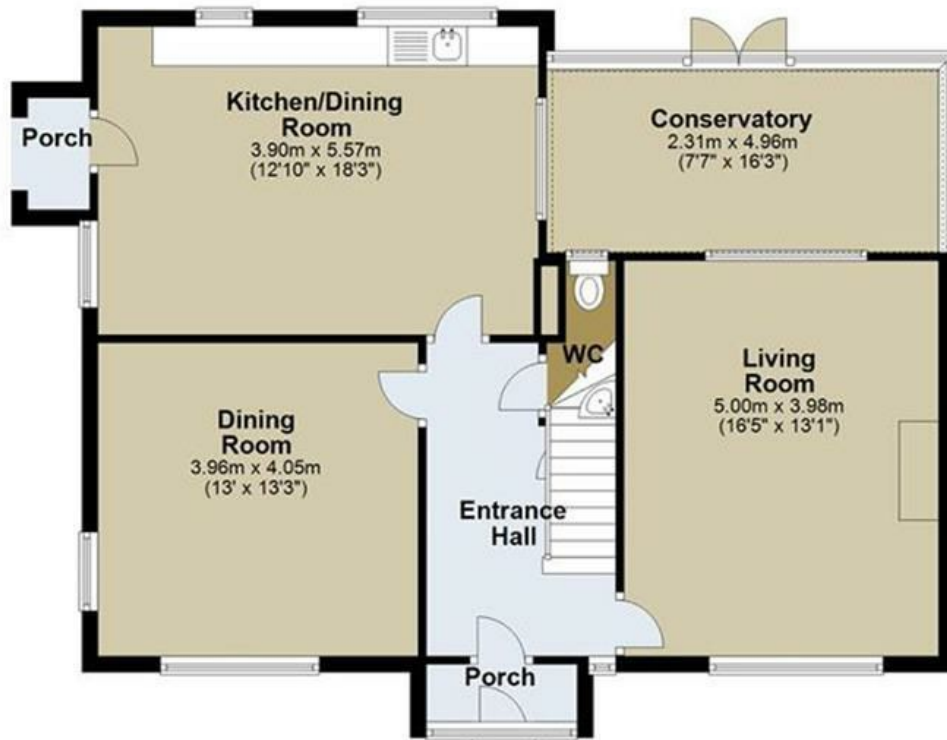






Ground Floor

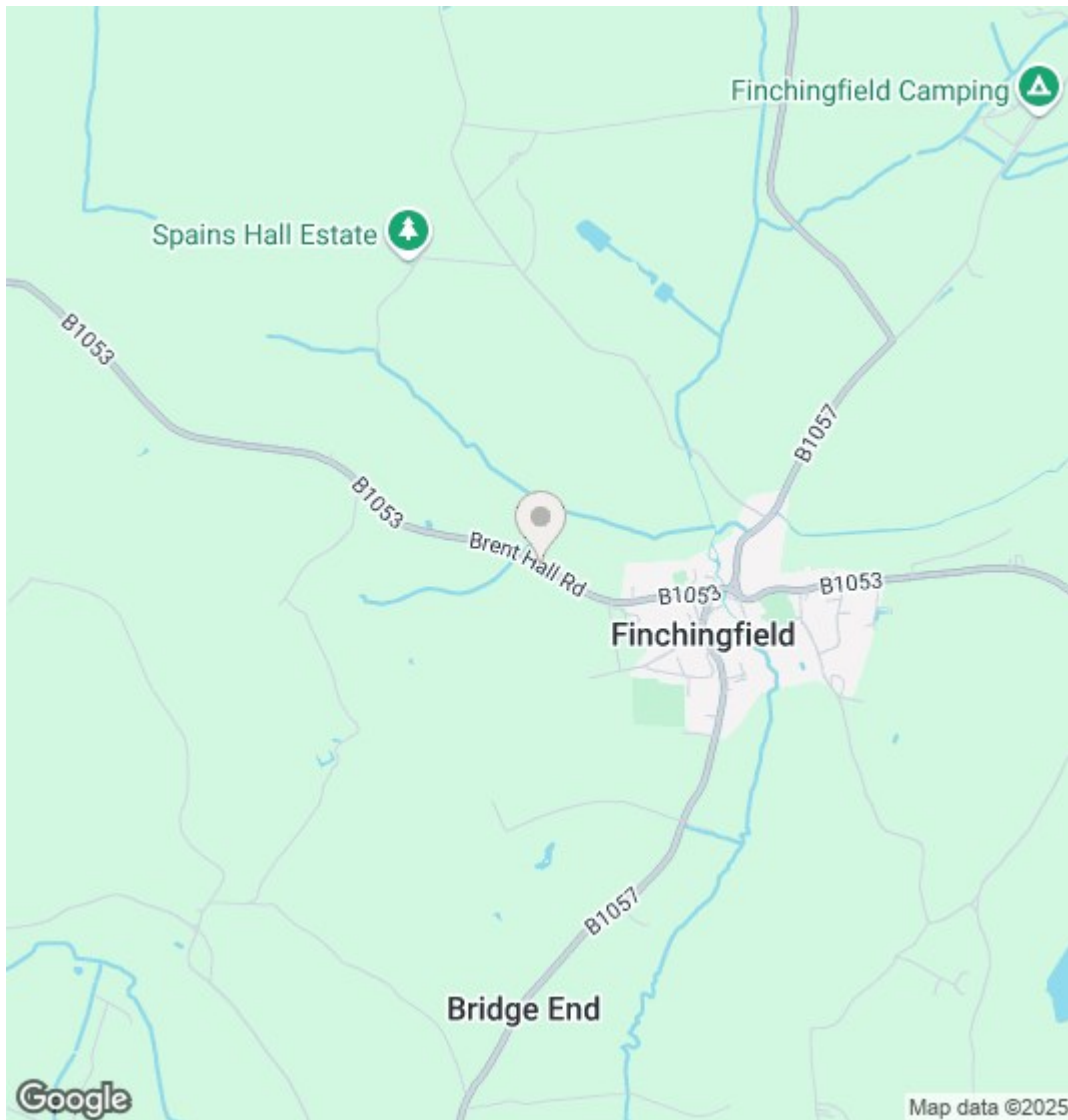
Approx. 84.7 sq. metres (911.4 sq. feet)



First Floor

Approx. 68.6 sq. metres (738.2 sq. feet)





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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