





Willow Cottage, Broads Green, Great Waltham CM3 1DX

An enchanting fifteenth century, character filled five-bedroom detached house, steeped in history and set amongst a generous sized plot, including an in and out driveway and double garage, idyllically nestled within charming Broads Green, next to the highly sought-after village of Great Waltham.

- 15th Century house
- Five bedrooms, master with dressing room
- Three bathrooms
- Versatile accommodation including 4 reception rooms
- Plethora of period features
- A rare find, steeped in history
- Solar panels
- Double garage & 'in and out' driveway
- Generous size plot with additional separate parcel of land opposite



To the ground floor the entrance porch/conservatory provides access to both the kitchen and integral double garage of which the galleried mezzanine area provides a workstation/studio suitable for those that work from home.

The kitchen is well-equipped offering a range of base and eye level units, Bosch electric hob with overhead extractor hood, separate eye level double oven, sink with mixer tap, space for American style fridge freezer and dishwasher. This opens into a dual aspect reception room, with Inglenook fireplace and rear staircase leading to first floor landing.

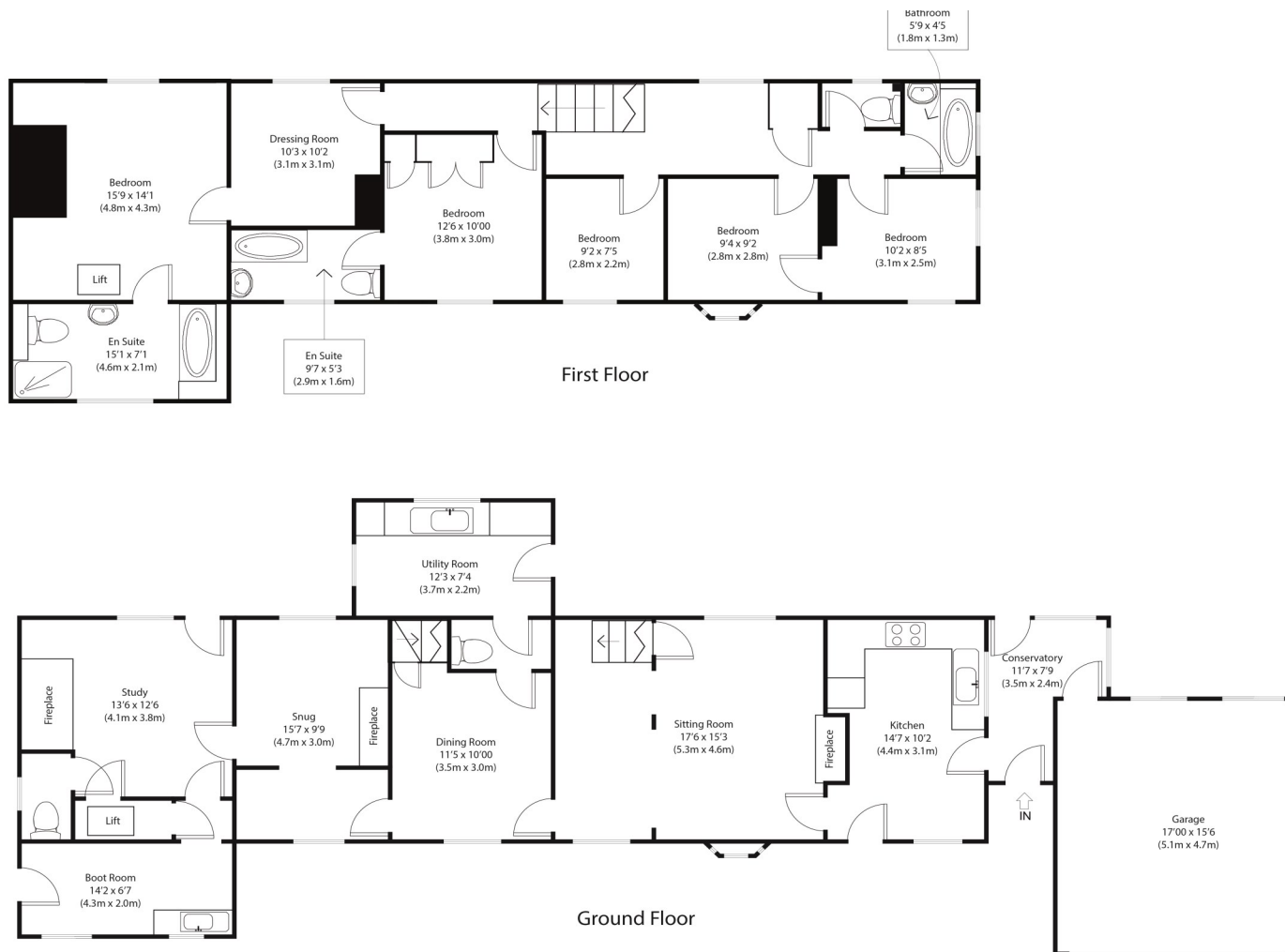
The formal dining room with exposed beams provides access to the WC and another set of stairs to first floor landing. The utility room has a sink, storage cupboards, space/plumbing for washing machine, tiled flooring and door to garden. To the front is another living room used as a music room which leads to reception four set up as a study. This provides a door to garden, and a lift (providing access to master bedroom), second cloakroom including boiler and the boot room which has stone brick flooring, butler sink and another garden door.

The first floor provides five bedrooms, all positioned off the landing which includes a useful airing cupboard. The main bedroom to rear benefits from handmade built-in wardrobes and an ensuite including four-piece white suite consisting of corner shower cubicle, panel enclosed bath, low level WC and pedestal wash hand basin. There is a spacious dressing room with garden views. Bedroom two has built-in wardrobes and another ensuite featuring panel enclosed bath, bidet, low-level WC and pedestal wash hand basin. The family bathroom has panel enclosed bath, pedestal wash hand basin with a separate WC.









Approximate Gross Internal Area
2505 sq ft (233 sq m)

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Outside

To the front of the house is an attractive shingled, in and out private driveway offering off-street parking for numerous vehicles kept secure by two electric gates. There is also a double garage with studio above and up and over door (also accessed internally). There is a pretty patio area as well as various flower borders, trees, and shrubs.

The rear garden is mainly laid to lawn and includes more pretty flower borders, trees and shrubs as well as far reaching field/farmland views. The established grounds have been carefully nurtured over the years and provide the perfect backdrop to relax and unwind.

Overage

The property will be sold subject to an overage provision reserving to the vendors 25% of any uplift in value resulting from planning consent for residential development. This will apply to the separate parcel of land which sits opposite the property, for a period of 5 years.

Location

The property is in the popular village of Great Waltham being within four miles north of Chelmsford City Centre. Great Waltham has excellent pre and primary schooling, several welcoming public houses including the nearby Walnut Tree and a well-stocked village store/post office.

There is a regular bus service in the village leading to Chelmsford City Centre and outlying villages and towns including Stansted Airport.

The City of Chelmsford offers an excellent selection of private and state schooling, restaurants and shopping facilities with a mainline railway station serving London Liverpool Street with an approximate journey time of 35 minutes.

Directions

SAT NAV follow CM3 1DX.

Important Information

Council Tax Band - G

Services - We understand that mains water, drainage and electricity are connected to the property. The property has oil fired central heating. Tenure - Freehold

EPC rating - C

Our ref - 56926JG





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