



KEEPERS COTTAGE, THE STREET

Shalford, Braintree, CM7 5HL.

Offers in Region of £450,000

DAVID
BURR



Keepers Cottage, The Street, Shalford, Braintree, CM7 5HL.

Keepers' cottage is a delightful listed property, believed to date from the 16th century with a later addition to the rear, and retains many fine original features which include open fireplaces, exposed beams and casement windows. The property is immaculately maintained and presented and as such is a credit to the current owners.

The front door with bullseye glass opens to a lobby from which the sitting and dining room can be accessed. The former has a beautiful inglenook fireplace with a carved bressummer, a copper fire hood, windows to the front elevation and a mullion window to the wall. Adjacent to this is a cosy study accessed via open studwork which makes a perfect home office or snug. The dining room has an attractive bay window giving views to the garden, a red brick fireplace with herringbone back and hearth, flanking the fireplace is large storage cupboard and some fitted shelving.

The kitchen/breakfast room is housed in a later addition to the rear of the property and is extensively fitted with a range of floor and wall mounted units with tiled splashbacks, and has plumbing for a washing machine and space for further appliances. The room benefits from a dual aspect with views to the rear garden, and a lobby gives access to a door to the outside.

The remainder of the ground floor comprises a third bedroom or snug which can be accessed from the outside or via the study, and there is a vanity unit with a cupboard beneath. The current owners have used this as a dressing room but it offers further versatility for new occupants to utilise the room to suit their lifestyle. The bathroom is particularly impressive with travertine tiling throughout, a sunken bath and a matching white suite.

The first floor is equally charming displaying attractive period features which include vaulted ceilings, an exposed chimney breast and fine timbers. There are two generously proportioned double bedrooms which have views over the village roofline.

The property is approached via a picket gate leading to the front door, with a path to the side. There is parking to the front of the garage, and a wrought iron gate to the side accesses the rear garden.

The garden is delightful and has a southerly aspect and is partly walled to the north and west with a terrace and pergola positioned to benefit from the afternoon and evening sun. There are established herbaceous borders and beds which provide year-round colour and interest which are interspersed with areas of lawn.

Agents notes:

The vendors have advised that the thatch was renewed on 2021. Planning permission had been granted for a large rear extension in 2000 (subsequently lapsed).

The immaculately presented accommodation comprises:

Entrance hall	Bedroom two
Sitting room	Bedroom three
Dining room	Bathroom
Study	Garage
Kitchen	Office
Bedroom one	Workshop

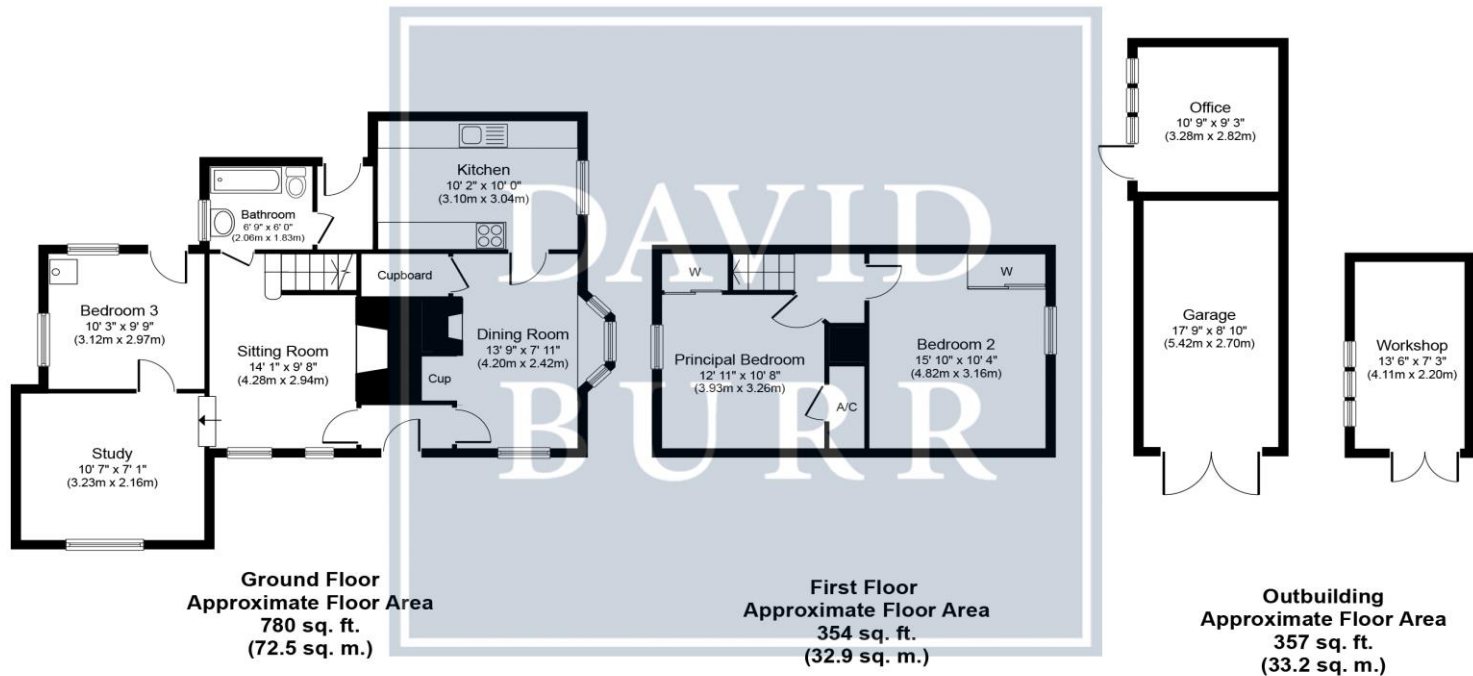
Location:

Shalford is an attractive and popular village with a range of amenities to include village shop, school, public house and the impressive church of St Andrews. The nearby market town of Braintree provides more extensive facilities. The village has fast access to Stansted Airport via the A120 and London Liverpool Street can be reached in approximately one hour by rail and road.

Access:

Halstead 8 miles	Braintree – Liverpool St 60 mins
Sudbury 16 miles	Stansted approx. 24 mins
Braintree 4 miles	Cambridge 29 miles





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Additional information:

Services: Main water, electricity and drainage.

Oil fired heating to radiators.

EPC rating: N/A

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Council tax band: D

Tenure: Freehold

Viewing strictly by appointment with David Burr.

Contact details:

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**DAVID
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