



THE MEETING HOUSE, HIGH STREET

Wethersfield, Braintree, Essex, CM7 4BY

Guide £595,000

**DAVID
BURR**



The Meeting House, High Street, Wethersfield, Braintree, Essex, CM7 4BY

The Meeting House is a striking Victorian building enjoying a central location just off the village green and enjoys a high degree of privacy and seclusion. The property boasts many fine architectural features from the period such as vaulted ceilings, stained glass windows and attractive stone and red brickwork to the outside.

The practical porch with double doors offers useful storage space with an attractive pitch pine door leading to the principal reception space. This is a beautiful area with a fully vaulted ceiling and four stained glass windows to the gable end, to the right of which is an attractive wood burning stove on a brick hearth which provides a focal point. The room offers the perfect family entertaining space of an exciting and stylish nature, and has oak flooring, a solid oak staircase with glass panels rising to the galleried landing and a useful storage cupboard beneath. There are French doors leading to the terrace beyond which is the garden making it ideal for family entertaining. Two curved walls lead to an inner lobby and provide an attractive feature beyond which is a hide and slide oak door which accesses the kitchen breakfast room. This room forms the heart of the home and has a stylish tiled floor and is comprehensively fitted with a range of floor and wall mounted units with solid oak butchers block work surfaces, and integral appliances to include a leisure range cooker with extractor hood above, dishwasher, and a combi microwave oven. There are two large casement windows with plantation shutters giving roof line views to the village.

An attractive panel door leads to a rear lobby which has an arched top door to the outside and a further door accessing the practical utility room which has plumbing for a washing machine, space for a tumble dryer, and is fitted with a range of floor and wall mounted units providing ample storage along with a stainless steel sink and tiled floor. The second door leads to a well-appointed cloak room which has a vanity unit matching WC and tiled floor. The principal suite is situated on the ground floor, to the rear elevation of the building and has two casement windows over looking the garden. This is a spacious room with limed oak effect flooring and feature wall paper behind the bed, and there is ample room for wardrobes and chests of drawers. An original pine door leads to a useful dressing area which has a built-in wardrobe providing ample hanging and storage space and a further door leading to a laundry cupboard which houses the water softener and electrical controls. Beyond this is a well-appointed en-suite shower room with a fully tiled floor, large walk-in tiled shower cubicle, pedestal wash hand basin and WC.

The oak and glass stairs rise to a fantastic galleried landing which overlooks the principal reception area and there is a Velux window providing light. This space is currently used as a home study by the current owners. There are two bedrooms accessed via oak doors, one to the rear elevation of the building which has a part vaulted ceiling and a large Velux window, and feature brick wall paper. Beyond this is a spacious and well-appointed en-suite bathroom with a fully tiled bath surround with shower above, pedestal wash hand basin, matching WC along with an inbuilt storage cupboard.

The third bedroom is similar in size to the second but has an attractive vaulted feature and arch top window with stained glass and a Velux window. An oak door leads to an en-suite shower room which has a fully tiled floor and shower cubicle, pedestal wash hand basin, WC, and a range of bespoke wardrobe.

Outside

The property is approached by a drive shared and there are two parking spaces to the front along with an electric car charging point. The rear garden can be accessed via a pedestrian gate to the outside, and also via French doors from the principal reception area. The garden benefits from a westerly aspect and enables the occupants to take advantage of the afternoon and evening sun. Immediately to the side are the French doors and a large entertaining terrace, adjacent to which is a useful log store. Beyond this is a raised entertaining terrace with a metal gazebo with folding sides which can be closed to make it useful for alfresco dining. Beyond the terrace are large expanses of lawns and raised brick borders which provide year round interest and colour, and to the north westerly elevation are pleached beech trees which provide a focal point and privacy. Beyond this a path which leads to a useful storage building which has weather boarded elevations and a slate roof and it is equipped with power and light and provides workshop space and further storage.

The immaculately presented accommodation comprises:

Victorian building	Privacy and seclusion
Three bedrooms (three en-suites)	Architectural features
Kitchen/breakfast room	Shared driveway
Separate utility room	Garden terrace

Agents notes:

The gazebo is available subject to separate negotiation.

The ground floor of the property benefits from underfloor heating throughout and radiators on the first floor. which is fuelled by an external grant oil fired boiler. The drive is shared with two neighbouring properties.

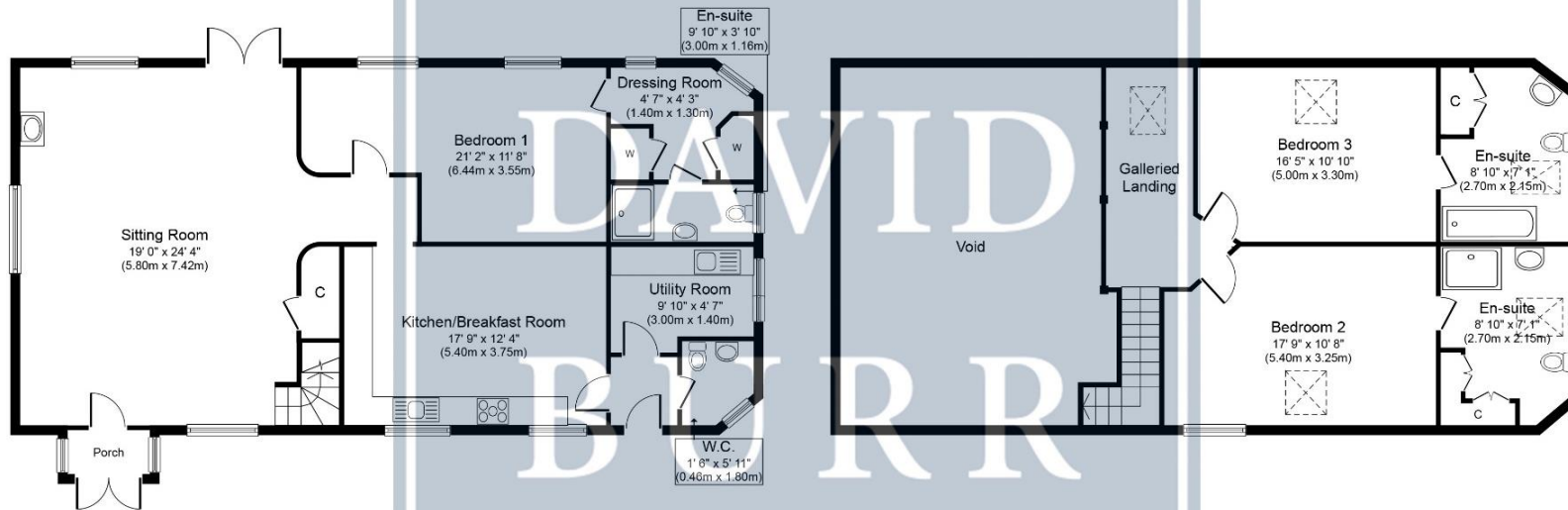
Location

Wethersfield is a pretty village containing a wealth of fine period houses. Local amenities include village shops, pre school, primary school, post office, an impressive church and playing field. The nearby towns of Great Dunmow and Braintree provide more extensive facilities, with a mainline rail service at the latter.

Access

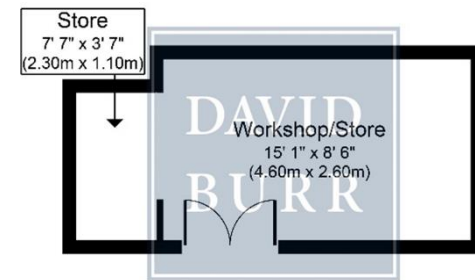
Braintree 7 miles	Braintree – Liverpool St 60 mins
Saffron Walden 13 miles	Stansted approx. 30 mins
Colchester 23 miles	M25 J27 approx. 50 min





Ground Floor
Approximate Floor Area
1,256 sq. ft.
(116.7 sq.m.)

First Floor
Approximate Floor Area
785 sq. ft.
(72.9 sq.m.)



Outbuilding
Approximate Floor Area
164 sq. ft.
(15.3 sq. m.)

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 part underfloor system and radiators.

Tenure: Freehold. EPC rating: C. Council tax band: E.

Broadband speed: up to 900 Mbps (Ofcom).

Mobile coverage: EE, O2 & Vodafone (Ofcom).

None of the services have been tested by the agent.

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

Viewing strictly by appointment with David Burr.

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