



15 BRADFORD STREET

Braintree, CM7 9AS

Guide price £580,000

**DAVID
BURR**



15 Bradford Street, Braintree, CM7 9AS

15 Bradford Street is a wonderful Grade II* listed building enjoying a pleasant location within this sought after street on the northern side of town. The property displays many fine original period features throughout and offers superbly versatile family accommodation arranged over two floors that combines a huge depth of character with modern conveniences.

An oak door with a leaded light is flanked by a glazed panel which accesses the appealing reception hall which has a tiled floor and leaded French doors to the inner hall, and glazed hardwood doors to the garden room. The inner hall is delightful and features attractive carved oak panelling, exposed oak framework to the walls, stairs rising to the first floor and galleried landing, and a practical study area flanked by a storage cupboard.

Steps rise to a six panelled door which opens to the drawing room. This is a stunning room with three sash windows to the front elevation over looking greensward on the other side of the street. There is superb original panelling to the walls, detailed cornicing, enclosed beams and an attractive fireplace with a slate hearth and carved wooden surround, which is flanked by a useful storage cupboard. Steps go down to the delightful dining room which also overlooks the greensward and there is a wonderful full height bay window to the front elevation, high ceilings with deep skirting boards and picture rails, and an attractive detailed cast iron fireplace with tiled surround, hearth and carved wooden frame. A four panelled door accesses a particularly useful understairs storage cupboard which houses the gas fired boiler and a water softener.

The kitchen breakfast room is situated to the rear of the property and overlooks the walled courtyard, and has been extensively refurbished throughout, and is fitted with a range of 'Neff' integral appliances to include a 'Quooker' tap, twin oven and grill, full height fridge and freezers and a 'Bora' induction hob set within a large central island unit. The room has a part vaulted ceiling with exposed timbers and there is appealing tiling to the floor, and a door opens to a particularly useful pantry cupboard which provides storage. A stable door accesses the courtyard to the rear, and French doors open to the delightful garden room. This is fully glazed on two aspects overlooking the courtyard and provides a wonderful informal entertaining space. Access to the garden room is also afforded from the reception hall.

The first floor is equally charming and a wide stair case rises to a superb galleried landing which has a dual aspect and beautiful stained glass windows to the side and rear, there is exposed oak framework and detailed carved Victorian oak panelling. The landing is of a split level nature further adding to the interest and there is fine original panelling to the rear landing, beyond which is the principal bedroom.

The principal bedroom is situated to the rear of the property and has fine roofline views across the town and has a part vaulted ceiling, exposed oak beams to the ceiling and two built in wardrobes. A double door opens to a well-appointed ensuite bathroom which has a fully tiled bath surround with shower above, matching WC and vanity unit with storage below. A further door opens to the linen cupboard. The second bedroom is absolutely delightful and is situated above the drawing room and benefits from views to the greensward to Bradford court on the opposite side of the street and has two sash windows, extensive panelling to the walls, detailed ceiling cornices and enclosed beams. There is a delightful tiled fireplace with a carved wooden surround, and an adjoining door can access bedroom four, which can also be used as a snug.

The third bedroom is situated adjacent to the principal bedroom and is generously proportioned and has attractive beams to the walls, an enclosed fireplace and a pine door leading to a useful wardrobe storage cupboard. Bedroom four is absolutely delightful and has a wonderful Venetian window to the front elevation which provides the star listing, high ceilings, and an attractive tiled and cast iron fire grate with an ornamental wooden surround. These three bedrooms are served by beautifully appointed shower room which is situated on the inner landing which has a large over sized walk in shower cubicle, vanity unit with rectangular sink, and a matching WC.

Outside

The property can be approached from the street by an ornate wrought iron gate which leads to a sandstone path which is flanked by a mellow red brick wall which has attractive wrought iron railings to the top. Steps then lead to the oak front door and a pedestrian gate gives access to the rear courtyard. The vehicular access is provided via a sliding electric gate which opens to a beautiful walled courtyard which is fully paved providing parking for numerous vehicles. The stable door from the kitchen/breakfast room also opens to the courtyard which benefits from a South and Westerly aspect enabling it to take advantage of the afternoon and evening sun providing the perfect alfresco entertaining area.



A door opens through the adjacent wall to a beautiful rear garden which has a terrace and pergola with a variety of climbing plants to include jasmine and clematis, beyond this are large expanses of lawn with a central path leading to a purpose-built studio building which would readily make a home office if desired. The rear garden provides an appealing family entertaining space offering a high degree of privacy and seclusion.

The immaculately presented accommodation comprises:

Stunning listed town house	Fine period detailing throughout
Three reception rooms	Stunning kitchen/breakfast room
Utility/boot room	Principal suite
Three further bedrooms	Walled courtyard
Private garden	Off road parking

Agents notes

There is a pedestrian access through a portion of the rear garden which is enjoyed by a neighbour although we understand from the owners that this is seldom used.

The property does have a flying freehold with the neighbouring Bradford House.

Vehicular access is granted over the drive belonging to Bradford House to provide access to the parking.

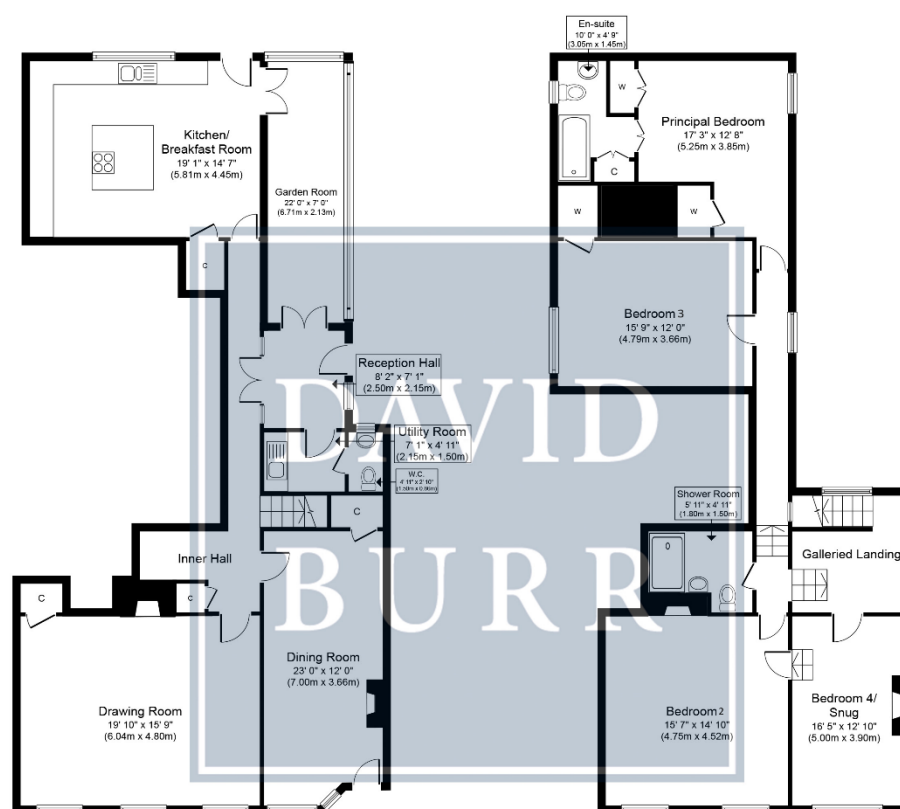
Location

The town of Braintree has many facilities and services including a mainline station to London Liverpool Street, the shopping centre of Freeport is a short drive and the A120 gives fast access to the M11 and Stansted Airport.

Access

Colchester 16 miles	Braintree – Liverpool Street 60 mins
Chelmsford 14 miles	Stansted Approx 30 mins
Bishops Stortford 21 miles	M25 J27 approx 40 mins





Ground Floor
Approximate Floor Area
1,274 sq. ft.
(118.3 sq. m.)

First Floor
Approximate Floor Area
1,124 sq. ft.
(104.5 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.
 Copyright V360 Ltd 2024 | www.houseviz.com

Additional information

- Services: Main water, electricity and drainage.
- Gas fired heating to radiators. EPC rating: N/A Council tax band: E.
- List Entry Number: 1122543
- Broadband speed: up to 1000 Mbps (Ofcom).
- Mobile coverage: EE, O2 & Three – Likely (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.

Contact details

- Castle Hedingham (01787) 463404
- Long Melford (01787) 883144
- Clare (01787) 277811
- Leavenheath (01206) 263007
- Bury St Edmunds (01284) 725525
- Woolpit (01359) 245245
- Newmarket (01638) 669035
- London (020) 7390888
- Linton & Villages (01440) 784346



NOTICE. Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

