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DAVID MARTIN
GROUP

Tiptree Road
Great Braxted, Witham, CM8 3EJ

£700,000
EPC Rating 'TBC'

- Period Five Bedroom Character Cottage
- Far Reaching Farmland Views
- Three Reception Rooms
- Plot of Approx 1/5 of an Acre





Property Description

David Martin Estate Agents are delighted to offer for sale this linked-detached five-bedroom grade 2 listed period cottage. The property offers a wealth of period features throughout and is situated in the sought after village of Great Braxted with good access to the A12 and Witham mainline station. The property offers spacious family accommodation comprising of an entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Cloakroom, Garden Room and Utility Room. On the first floor there are Five Bedrooms, a Family Bathroom and a Separate WC. Externally the property benefits from off road parking, a double garage and a good-sized rear garden with far reaching farmland views. Viewing is highly recommended to appreciate the setting, far reaching farmland views and character features including original exposed timbers and fireplaces.



ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, window to front aspect, radiator, storage cupboard.

LOUNGE

16' 10" x 14' 8" (5.13m x 4.47m) A spacious living room with exposed timbers and open fireplace, radiator, the room is well lit by windows to front and side aspect, radiator, stairs rising to first floor landing, door to:

DINING ROOM

13' 3" x 10' 4" (4.04m x 3.15m) Window to front aspect, radiator, feature fireplace, exposed timbers, radiator.



KITCHEN/BREAKFAST ROOM

27' 8" x 9' 10" (8.43m x 3m) A spacious kitchen/breakfast room with kitchen area being fitted with a range of units with single drainer sink unit inset to worksurface with drawers and cupboards under, adjacent worksurface with appliance storage and drawers and cupboards beneath, matching range of eye level wall mounted units, electric double oven and hob inset to remain, Oil fired boiler, plumbing for dishwasher and washing machine, tiled floor, storage cupboard, space for farmhouse style breakfast table, windows to rear and side aspect, double doors to garden room.



GARDEN ROOM

14' 6" x 7' (4.42m x 2.13m) Being well lit by windows to rear and side aspect and patio door to rear, radiator, door to

UTILITY ROOM

9' x 8' (2.74m x 2.44m) Window to rear aspect, part glazed doors to front and rear aspect, tiled floor, worksurface with appliance storage under, plumbing for washing machine, door to garage.



CLOAKROOM

Low flush WC, pedestal wash hand basin, window to rear aspect.



LANDING

Staggered landing over two levels with steps connecting, window to side aspect, storage cupboard and airing cupboard, door to:

BEDROOM ONE

14' x 10' (4.27m x 3.05m) Window to front aspect, exposed timbers, radiator, built in wardrobes.

BEDROOM TWO

12' x 11' 2" (3.66m x 3.4m) Window to front aspect, radiator, exposed timbers.

BEDROOM THREE

10' 8" x 9' 10" (3.25m x 3m) Window to rear aspect, radiator.

BEDROOM FOUR

10' 2" x 8' (3.1m x 2.44m) Window to front aspect, radiator.

BEDROOM FIVE

8' 6" x 6' 6" (2.59m x 1.98m) window to rear aspect, radiator.

FAMILY BATHROOM

Suite comprising of low flush WC, pedestal wash hand basin, panel bath, radiator, splash tiling, window to side aspect, radiator.

SEPERATE WC

Low flush WC.





OUTSIDE

To the front of the property there is a garden enclosed by hedge borders with driveway to side providing ample parking leading to a double garage measuring 28ft. x 14ft. with up and over door and power and light connected, side access to rear garden.

REAR GARDEN

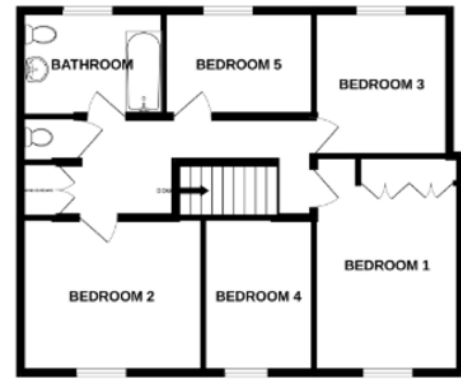
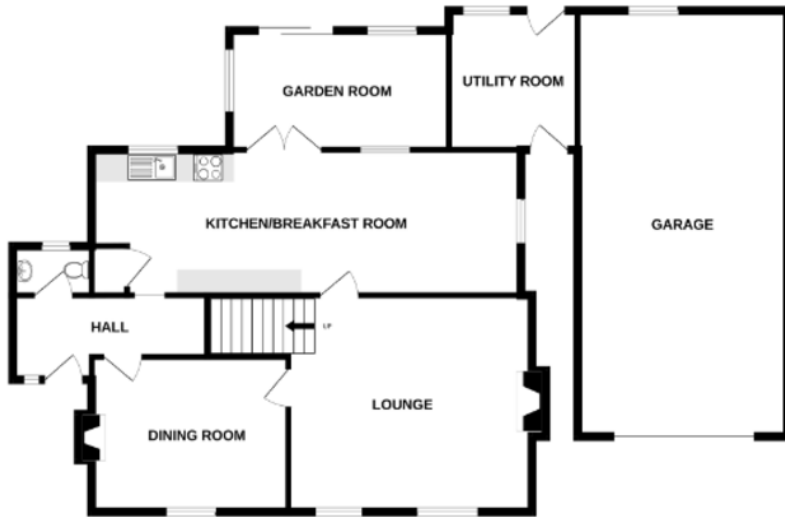
Rear garden being well established with the garden laid to lawn with paved patio to the rear enclosed by fencing and hedges, greenhouse and storage shed which we understand from the vendor are to remain. Far reaching farmland views to rear.



AGENT NOTE

The details above do not form any offer or contract; we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements