



FORGE COTTAGE

Jaspers Green, Shalford, CM7 5AX

Guide price £875,000

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Forge Cottage is a delightful unlisted period property enjoying a favourable location within this popular north Essex hamlet. The property has charming weather boarded elevations and displays many fine period features throughout and is presented in superb order and offers huge versatility combined with character and is well suited to a variety of modern lifestyles.

A stable door opens to a delightful breakfast room which has views to the garden, an appealing tiled floor, air conditioning and is well placed to catch the morning sun. A square arch opens to a beautifully appointed kitchen which has been extensively fitted with a range of bespoke shaker style units with curved end pieces, attractive granite worktops and upstands with integral appliances to include a stainless steel 'Smeg' range cooker with extractor above, fridge/freezer, 'Neff dishwasher', wine cooler and further extensive storage. There are attractive beams to the ceiling, an appealing red brick chimney, and a matching tiled floor with the breakfast room. Accessed from the kitchen via a square arch is the appealing dining room which has an attractive oak beam to the ceiling, a fireplace with a tiled hearth and surround, oak flooring, a window to the front elevation and a useful storage cupboard adjacent to the fireplace. A ledge and board door opens from the breakfast room and from the dining room to the snug which is a delightful room with a window to the rear, beams to the ceiling and a beautiful solid oak staircase rising to the first floor.

A further ledge and board door accesses the well-proportioned sitting room which has an attractive red brick chimney breast with a brick hearth, French doors to the rear garden, beams to the ceiling and a second set of French doors accessing a particularly impressive conservatory which benefits from a south and westerly aspect enabling it to take advantage of the all-day sun. This has a tiled floor and two sets of doors accessing the garden making it ideal for entertaining.

The stairs rise to an attractive galleried landing with a window overlooking the garden. The principal suite is to the south elevation and has a dual aspect, a range of bespoke built in wardrobes providing extensive storage, air conditioning and a door leading to a beautifully appointed en-suite bathroom which has a freestanding 'Ashton Bentley' slipper bath with mixer tap and shower attachment, a vanity unit with a marble top and storage beneath and a complete range of built in cupboards providing extensive linen space and a square arch opens to a fully marble tiled wet room.

There are two further generously proportioned bedrooms both situated to the front elevation of the property, one of which has a part vaulted ceiling with beams on display. These bedrooms are served by a particularly well-appointed family shower room with a marble tiled shower enclosure, a Savoy sink on a stainless pedestal, matching WC and a tiled floor.

Outside

Forge Cottage is approached via a sliding electric picket gate which in turn leads to an extensive area of parking and a single garage. The garden is distinctly segregated into a variety of compartments with the home office/studio providing one of the divisions.

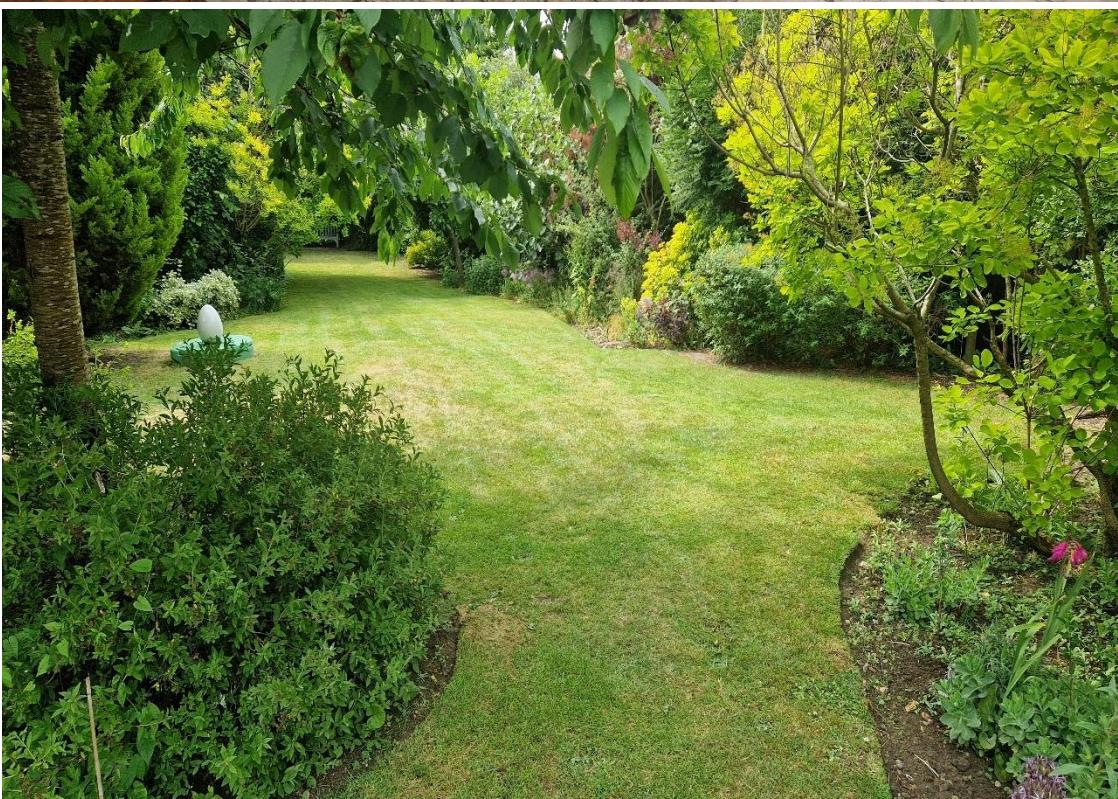
A glazed and panelled door accesses the home office/studio which was originally part of the old forge building with a fireplace and oven still on display. The ceiling is part vaulted with exposed beams and there are views to the garden. A ledge and board door leads to a well-appointed shower room which has laminate flooring, a tiled shower enclosure, vanity unit with cupboards underneath and a matching WC. From here a louvered door leads to a lobby which has another door to the garden and a square arch opens to a charming bedroom with a part vaulted ceiling and a window overlooking to the garden. At the back of the annexe is a useful outside utility room with a WC, storage and plumbing for a washing machine.

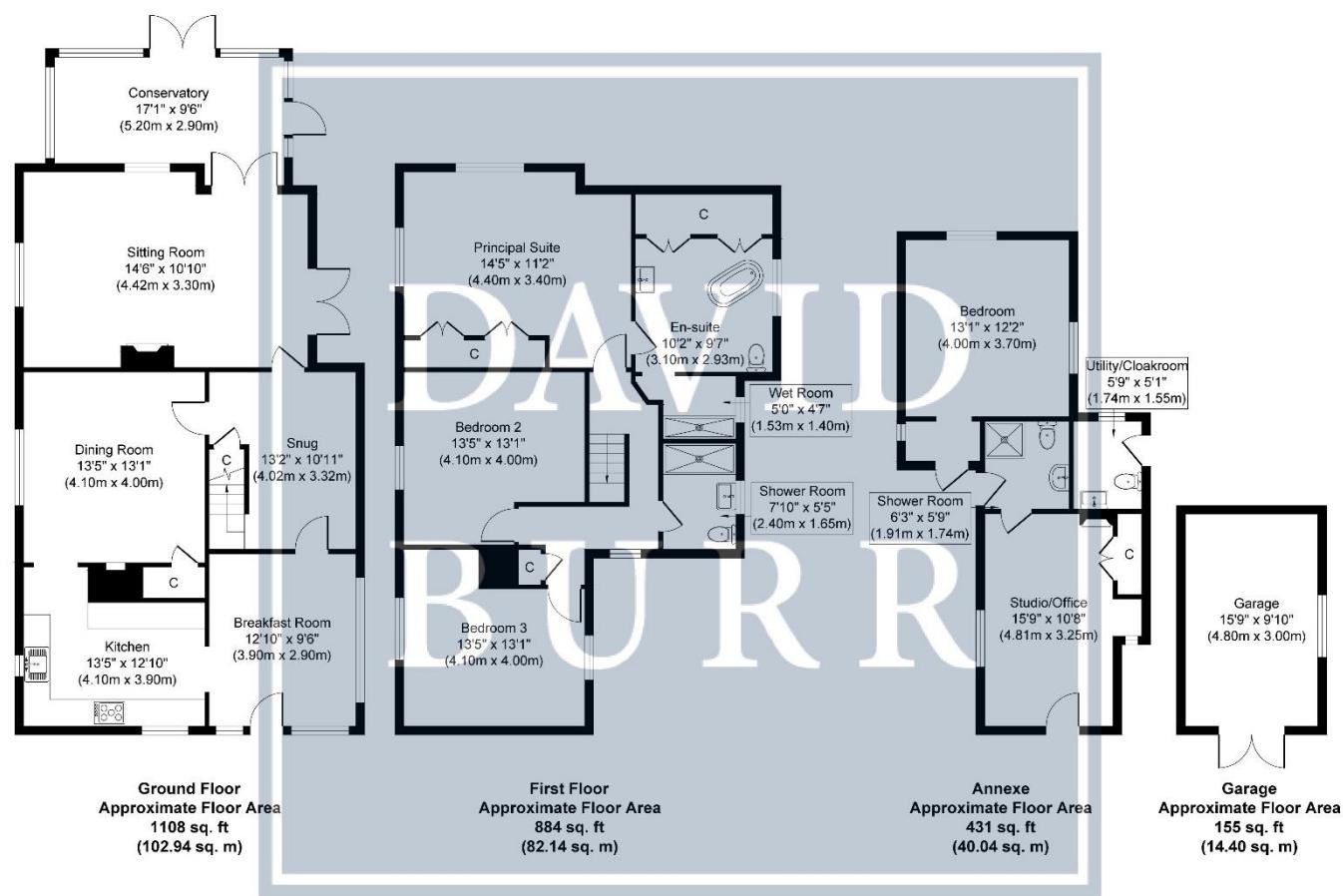
Adjacent to the annexe is a large expanse of lawn which provides a completely private and secluded area of garden which has densely stocked herbaceous borders on both sides boasting a variety of shrubs and perennials along with evergreens which provide year-round interest and colour. A picket gate leads to a beautiful professionally landscaped garden immediately to the rear of the cottage which provides a fantastic entertaining area with a covered terrace accessed from both the conservatory and the snug beyond which are expanses of lawn and a weeping birch tree provides a central focal point. To the rear is an attractive pergola covering a sandstone terrace with a creeping vine above to provide shade beyond which are further extensive herbaceous borders, paths and seating areas.

The well presented accommodation comprises:

Four reception rooms	Substantial detached studio/annexe
Stunning kitchen/breakfast room	Extensive parking
Breakfast room with air conditioning	Further useful outbuildings
Impressive principal suite with bathroom and wet room	Beautiful landscaped south & west facing garden
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 private drainage (septic tank)

Gas fired heating to radiators. EPC rating: E

Council tax band: D

Tenure: Freehold Construction type: Timber frame

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, 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. DAVIDBURR.CO.UK

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