



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



## Wedgewood Grange

Bridge Street | Great Bardfield | Braintree | Essex | CM7 4TA

Offers in the Region of : £565,000







A spacious family home built in the 1970s in the heart of this popular village offering good accommodation with a large office/playroom, additional garaging for 3 cars plus off road parking and planning consent for a one bedroom self-contained annexe.

### Accommodation

Wedgwood Grange was built in the 1970s, traditionally constructed with brick and block work, rendered elevations under a tiled roof. The accommodation is well laid out over three floors with a particularly useful office/playroom to the rear which looks out over the garden. Approaching through the entrance hall, the kitchen is well fitted with a range of maple-fronted cabinets with composite granite work surface over, incorporating built in oven and grill, ceramic hob, stainless steel sink and drainer, space and plumbing for dishwasher and matching wall mounted cabinets. The dining room opens through to the sitting room with an attractive corner brick fireplace surround and pretty cast iron stove, fitted bookshelves along one wall and a connecting door leads through to the office/playroom which measures 24'11" x 14'2".

On the first floor bedroom 1 has fitted wardrobes and an ensuite bathroom incorporating panel bath with separate shower, wc and hand basin. There are two further double bedrooms and family bathroom incorporating panel bath with shower over, wc and hand basin over. On the second floor there is a study/landing area and bedroom 4.

### Outside

The rear garden has a large paved area beside the office/playroom, an area of grass with path leading through to an additional area of garden where there is a detached 3 car garage. There are some fruit trees, two raised vegetable beds and additional off-road parking. The garage is constructed of brick and block work and measures 25' x 18'7" with electric up and over doors. There is a right of access over a neighbour's driveway providing access to the garaging and off-road parking. Planning consent was granted following an appeal on the 6<sup>th</sup> May 2016 for conversion into a one bedroom annexe. Ref 15/01036/FUL. In addition there is parking for 2 vehicles to the front of the property off Bridge Street.

### Features

- Spacious and versatile family house in the heart of the popular village
- Extensive accommodation extending to 2200 sq ft overall
- Well fitted kitchen with maple cabinets and composite granite work surface over

- Useful office/playroom/work room overlooking the garden with its own separate wc
- Spacious sitting room opening through to dining room providing a wonderful entertaining space
- Private rear garden with additional off-road parking and garaging for a number of vehicles

### Location

Great Bardfield is a popular and thriving village providing a range of facilities including 2 public houses, a Co-operative store, a butchers, electrical shop and a book shop. In addition on the outskirts of the village there is a farm shop with post office and restaurant. There are 3 churches within the village, a preschool and a Church of England primary school. It is well placed for access to Great Dunmow to the south as well as Bishops Stortford and Stansted Airport, which provide a priority service to London's Liverpool Street. By road the A120 is accessed at Great Dunmow which connects to the M11 and the main road network.

### Services

Mains water electricity and drainage are connected. Central heating system is supplied by oil.

### Directions

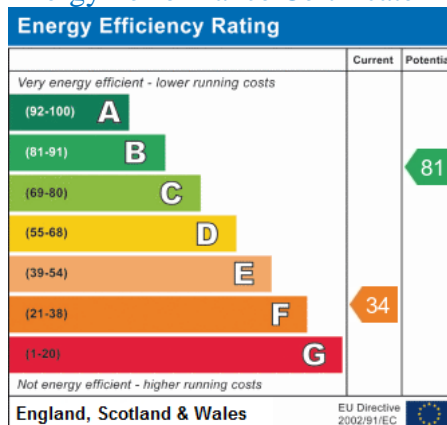
From Thaxted approaching Gt Bardfield turn left at the T Junction then left at the next T Junction into Bridge Street. Wedgewood Grange will be found on the left-hand side about half way down before reaching the bridge.

**Council Tax Band:** F 2016/2017 £2268 per annum

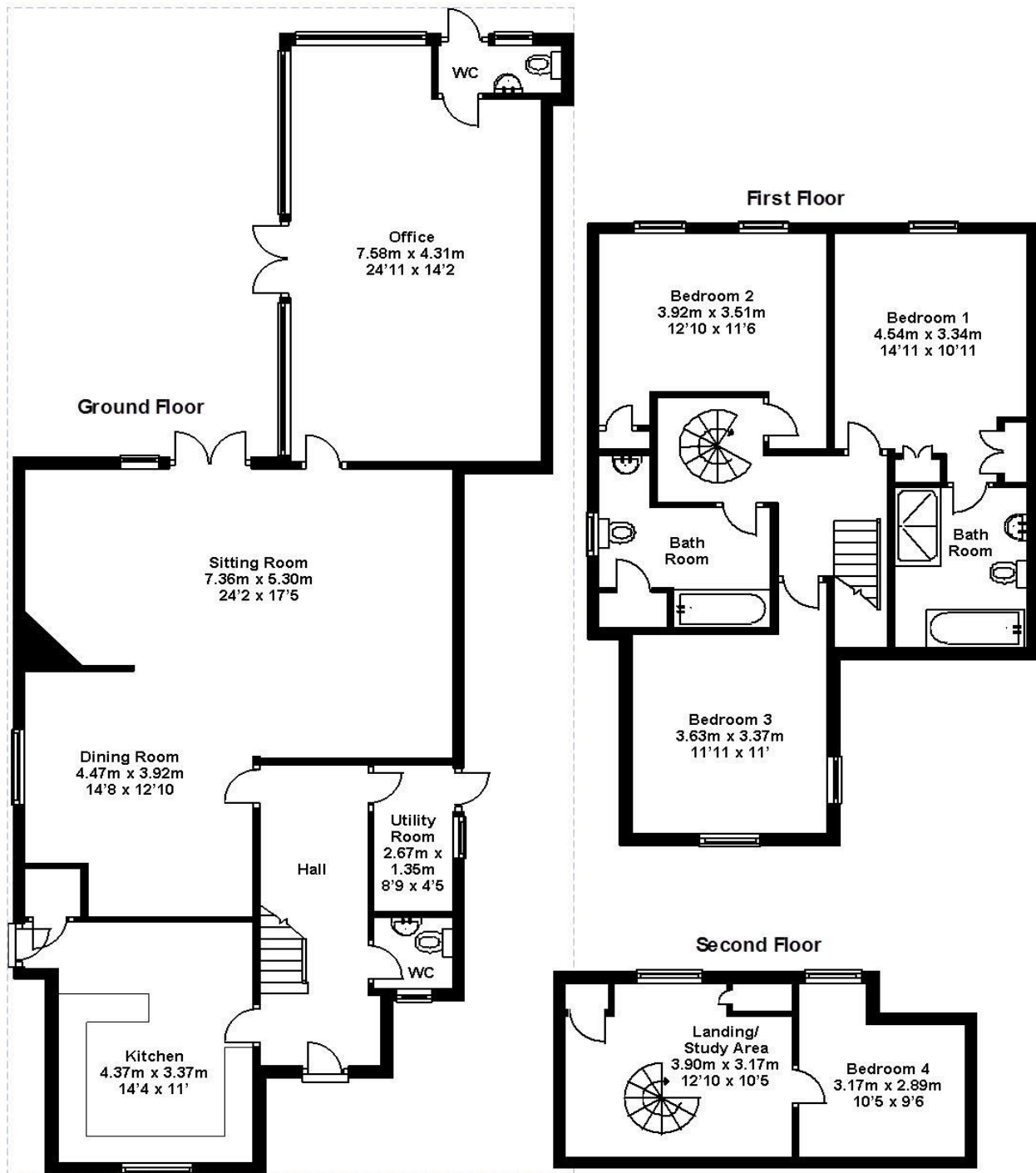
**Tenure:** Freehold

**Local District Council:** Braintree District Council – 01376 552525

### Energy Performance Certificate



# Wedgewood Grange, Bridge Street, Great Bardfield



Approx. gross internal floor area 204 sqm (2200 sqft)

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs and floor plans are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.







