



Church Hall Farmhouse, Church End  
CM6 2BZ



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# Church Hall Farmhouse

Church End | Broxted | Dunmow | CM6 2BZ

## Guide Price £575,000

- Superb, three-bedroom farmhouse
- Grade II listed, period property
- Principal bedroom with stunning vaulted ceiling
- A wealth of original features including exposed timbers and solid wood floors
- Off road parking & good size garden
- Fantastic countryside views
- EPC: N/A
- Council Tax Band: E

### The Property

A beautiful, Grade II Listed farmhouse with period features throughout including exposed beams, solid wood floors, inglenook fireplaces and leaded windows in the much sought after location of Broxted. The home has stunning views over far reaching countryside, good size garden and access to allocated parking.

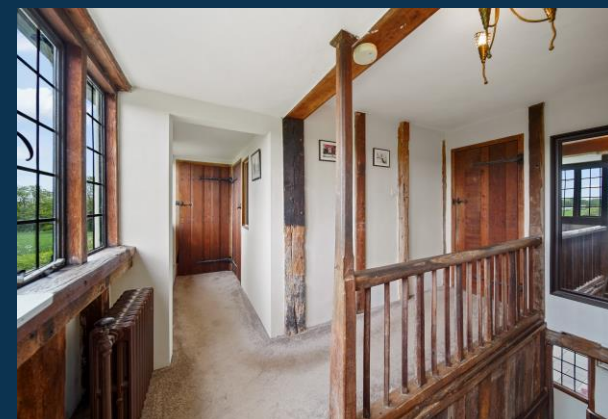
### The Setting

Church Hall Farmhouse is set amidst attractive undulating countryside just outside the village of Broxted. It is conveniently placed for the commuter with junction 8 of the M11 at Bishop's Stortford being nearby or by train from either Elsenham or Stansted Airport train station where there is a direct service to London's Liverpool Street. For shopping and schooling, Bishop's Stortford, Thaxted and of course the market town of Saffron Walden are all nearby.

### The Accommodation

In detail, a solid wood front door leads into the spacious entrance hall with leaded windows to the front aspect, staircase rising to the first floor and wooden floor and exposed beams. A door leads to the cloakroom comprising WC, wash hand basin and window to the front aspect. The superb sitting room is full of period charm with exposed beams, open brick fireplace with stone hearth, original wood flooring, leaded windows to the rear aspect with views across the surrounding countryside and window to the front aspect looking onto the garden.

The kitchen is fitted with a range of base and eye level units with granite work surface over incorporating a double width ceramic butler sink, recess with range cooker, dishwasher and washing machine. Windows to both the front and rear aspect, tiled flooring and exposed beams.





The first-floor landing benefits from exposed beams, window to the rear aspect with views over the surrounding countryside and doors leading to the three bedrooms and family bathroom. Bedroom one is a dual aspect, double bedroom with a vaulted ceiling which is a particular feature with exposed timbers, bespoke fitted wardrobes and views over the garden and countryside. Bedroom two is a dual aspect, double room which also benefits from a vaulted ceiling with exposed timbers and bespoke fitted wardrobe. Bedroom 3 provides access to loft space and window to the rear aspect. The family bathroom comprises a panelled P shape bath with spa jets and shower attachment over, wash hand basin, WC, built in storage cupboard, heated towel rail and window to the rear aspect.

#### Outside

To the front of the property is an attractive, landscaped garden with a large patio area ideal for al fresco dining and outdoor entertaining, bordered with flowers and shrubs. In addition, there is a lawned area. Stairs lead to a cellar room where the oil tank and oil fired boiler are housed. There is allocated parking within the courtyard.

#### Services

Oil fired central heating. Mains electricity and private sewage treatment plant.

#### Local Authority

Uttlesford District Council

#### Council Tax

F



Approximate Area = 145.3 sq m / 1564 sq ft  
Including Limited Use Area (7.6 sq m / 82 sq ft)  
For identification only. Not to scale.  
© Fourwalls



First Floor



Lower  
Ground Floor

Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 273718

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS



01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR  
info@arkwrightandco.co.uk  
www.arkwrightandco.co.uk



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS