



#### Disclaimer

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*and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.*

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## ROSE COTTAGES, CORNISH HALL END, BRAINTREE

### £400,000





## ROSE COTTAGES CORNISH HALL END BRAINTREE

Daniel Brewer are pleased to market this charming three bedroom semi-detached cottage located on a quiet country lane overlooking farmland. In brief the accommodation on the ground floor comprises:- porch, living room and an open plan kitchen/dining room. On the first floor are three bedrooms and a family bathroom. Externally the property boasts driveway parking, large front garden and an extensive rear garden backing onto fields. This charming cottage has plenty of scope for extensions 'STP' and boasts period features throughout.

Cornish Hall End, Braintree is a charming rural village offering the perfect retreat from the hustle and bustle of city life located in the beautiful countryside of North Essex. Known for its peaceful ambience and scenic surroundings, this quaint village provides a beautiful backdrop for country living, with a friendly community and a rich rural heritage. The property is nestled amidst rolling fields and far-reaching views, making it ideal for nature lovers and outdoor enthusiasts. The village is surrounded by beautiful footpaths, offering endless opportunities for countryside walks, cycling, and exploring the local area. The village is within easy access to the picturesque village of Finchingfield offering an array of amenities. The popular "Red Lion" pub & restaurant in Great Sampford is a country walk away.

The local pub, "The Horse and Groom", serves as a social hub for residents, offering a welcoming atmosphere and traditional fare. Its proximity to Braintree & Saffron Walden is great and makes commuting easy with regular train services to London Liverpool Street, making it ideal for commuters. Both towns offer an array of restaurants, shops and excellent schools.







- Three Bedroom Semi-Detached Cottage
- Living Room
- Open Plan Kitchen/Dining Room
- Family Bathroom
- Driveway Parking For Two Vehicles
- Large Front Garden
- Extensive Rear Garden Backing Onto Fields
- Period Features
- Desirable Location
- Potential To Extend 'STP'

### Porch

3'10" x 5'11" (1.171 x 1.823)  
Entered via front door, window to side aspect, door leading to:-

### Living Room

18'6" x 11'8" (5.651 x 3.579)  
Window to front aspect, original brick built fireplace with wood burning stove, wooden flooring, stairs rising to first floor landing, door leading to:-

### Dining Room

10'10" x 8'7" (3.312 x 2.633)  
French Doors to rear aspect leading to rear garden, open plan leading to:-

### Kitchen

8'10" x 10'6" (2.703 x 3.211)  
Fitted with a range of eye and base level units with working surface over, inset butler sink with mixer tap, space for washing machine, space for dishwasher, space for fridge/freezer, freestanding range cooker with extractor fan over.

### First Floor Landing

10'4" x 5'7" (3.162 x 1.727)  
Window to side aspect, access to loft, doors leading to:-

### Bedroom One

8'8" x 10'4" (2.657 x 3.155)  
Window to front aspect.

### Bedroom Two

10'9" x 8'10" (3.287 x 2.711)  
Window to rear aspect.

### Bedroom Three

10'11" x 7'10" (3.346 x 2.410)  
Window to rear aspect.

### Family Bathroom

6'0" x 7'8" (1.832 x 2.354)  
Opaque window to front aspect, fitted with a fully tiled double shower with glass screen, low level W.C, wash hand basin with pedestal.

### Rear Garden

The rear garden is made up of mainly lawn with a patio area perfect for entertaining. Through the garden are various flower beds, mature trees, shrub borders and hedging. At the foot of the garden there is a decked seating area to enjoy views over farmland, vegetable patches and a gate granting access to fields.

### Front Garden

The front garden is accessed by a timber gate and is mainly lawn with a variety of shrub borders and trees. A paved footpath leads down the side of the lawn to the front door.

### Driveway Parking

Suitable for two vehicles.





