



Total Approx. Floor Area:
1660 Sq. Ft.

DANIEL BREWER
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

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.

Daniel Brewer

51 High Street
Great Dunmow
Essex, CM6 1AE

Telephone • 01371 856585
Website • www.danielbrewer.co.uk
E-mail • info@danielbrewer.co.uk

DANIEL BREWER

51 High Street
Great Dunmow
Essex, CM6 1AE

Telephone • 01371 856585
Website • www.danielbrewer.co.uk
E-mail • info@danielbrewer.co.uk



VICARAGE ROAD, FINCHINGFIELD, BRAINTREE
OFFERS OVER £550,000



VICARAGE ROAD
FINCHINGFIELD
BRAINTREE

No Onward ChainDaniel Brewer are delighted to present this unlisted 16th century detached cottage thoughtfully renovated to a high standard throughout. Accommodation is spread throughout two floors, with the ground floor comprising: Entrance Hall, Living Room, Lounge, Kitchen, Utility Room, WC, and Dining Room. On the first floor is three double bedrooms and a family bathroom. Externally the property boasts parking for three vehicles, a part converted garage with office, and large rear garden with space for entertaining.





Office Garage Conversion

9'6" x 8'2" (2.9m x 2.5m)
Entrance via timber door, double glazed window to garden, tiled flooring, exposed timbers, ceiling mounted light fixture, various power points.

Driveway Parking & Garage

The property benefits from block paved driveway parking for three vehicles with additional access to a partly converted timber garage with storage.

Garden

The garden is a generous, private outdoor space with a lovely blend of lawn and patio areas, ideal for both relaxation and entertaining. A smart decked seating area provides the perfect spot for al fresco dining or unwinding in the sun, while the large lawn offers plenty of room for children to play or for keen gardeners to enjoy. The area is fully enclosed by a mix of fencing and attractive brick walling, with mature trees and planting providing a sense of privacy and seclusion. Bifold doors connect the interior to the patio, enhancing the flow between inside and out.

Additional Information

The property benefits from mains waste water drainage, an oil central heating system with six year old boiler, fully renovated with rewire, plumbed underfloor heating downstairs, electric underfloor heating in the family bathroom. No period listing.

- **Unlisted Period Cottage (Mid 1500s)**
- **Three Double Bedrooms**
- **Living Room & Separate Lounge**
- **Utility Room & WC**
- **Driveway Parking For Three Vehicles**
- **Open Plan Kitchen / Breakfast & Dining Room**
- **Renovated To A High Standard Throughout**
- **Converted Garage With Office**
- **Generous Enclosed Garden**
- **No Onward Chain**

Entrance Hall

16'8" x 5'10" (5.1m x 1.8m)
Entrance via solid oak door to side aspect, single glazed timber window to side aspect, underfloor heating, travertine stone flooring, stairs to first floor landing, exposed timbers, inset spotlights, various power points.

Living Room

16'8" x 13'9" (5.1m x 4.2m)
Double glazed UPVC windows to front and side aspects, travertine stone flooring, exposed timbers, brick built fireplace with log burner, underfloor heating, inset spotlights, various power points.

Lounge

16'8" x 9'10" (5.1m x 3.0m)
Double glazed UPVC windows to side aspects, access to understairs storage, travertine stone flooring, exposed timbers, underfloor heating, brick built fireplace, inset spotlights, various power points.

Kitchen

16'8" x 11'5" (5.1m x 3.5m)
Double glazed UPVC window to side aspect, various base and eye level units with timber work surfaces, integrated dishwasher, space for American style fridge/freezer, breakfast bar seating for three people, triple oven with eight ring CALOR gas supplied hob and extractor fan over, tile flooring, underfloor heating, inset spotlights, ceiling mounted light fixture, various power points.

Utility Room

10'2" x 4'11" (3.1m x 1.5m)
Double glazed UPVC window to side aspect, oak work surfaces with space for washing machine and tumble dryer, access to plant room/cupboard containing oil boiler (approx. six years old), tiled flooring, inset spotlights, various power points. Door to:

WC

Modern design with low level WC, vanity wash hand basin with mixer tap with low level storage, tiled floors, partly tiled walls, wood wall paneling, ceiling mounted light fixture.





Dining Room

11'1" x 9'10" (3.4m x 3.0m)

Double glazed bi-folding doors to side aspect, double glazed window to rear aspect, pyramid skylight, tiled flooring, inset spotlights, various power points.

First Floor Landing

23'3" x 14'9" (7.1m x 4.5m)

Double glazed UPVC windows to side aspects, carpeted flooring, wall mounted radiator, exposed timbers, oversized oak storage shelf, access to loft, ceiling mounted light fixture, various power points.

Bedroom

13'9" x 12'9" (4.2m x 3.9m)

Double glazed UPVC window to front aspect, wall mounted radiator, carpeted flooring, access to wardrobe, inset spotlights, various power points.

Bedroom

9'6" x 9'6" (2.9m x 2.9m)

Double glazed UPVC window to side aspect, wall mounted radiator, carpeted flooring, access to wardrobe, inset spotlight, various power points.

Bedroom

12'9" x 9'2" (3.9m x 2.8m)

Double glazed UPVC window to front aspect, wall mounted radiator, carpeted flooring, access to wardrobe, inset spotlights, various power points.

Family Bathroom

Double glazed UPVC windows to side aspect, four-piece suite comprising: low level WC, walk in shower with rainfall head, freestanding bath with mixer tap and shower head, vanity wash hand basin with oval basin and mixer tap; tiled floors, underfloor electric heating, tiled walls, inset spotlights, extractor fan.

