



Little London, Cornish Hall End, CM7 4JF

CHEFFINS

Little London

Cornish Hall End,
CM7 4JF

- Characterful five double bedroom home
- 0.31 of an acre plot
- A wealth of period features
- Delightful gardens
- Driveway and cart lodge
- The property is not listed

A characterful five bedroom unlisted period home dating back to the 16th Century situated in an idyllic rural location with pleasant views over the adjoining countryside. The property offers a wealth of period features, together with delightful gardens, driveway and cart lodge.

5 3 3

Guide Price £950,000





LOCATION

Corner Cottage is part of the small hamlet of Little London on the B1057 road between Cornish Hall End and Finchingfield (3 miles distant) and 4 miles (6 km) south of Steeple Bumpstead in the Braintree district of Essex, England. It is approximately 11 miles (18 km) from Braintree, Great Dunmow and Saffron Walden, and about 7 miles (11 km) from Haverhill in Suffolk. Cornish Hall End is served by a Parish Council which also represents Finchingfield, Shalford & Wethersfield.

GROUND FLOOR

ENTRANCE HALL

Large oak stable door with adjoining window to the front aspect, two staircases, one on either side rising to the first floor with understairs storage cupboards, original stone flooring and doors to adjoining rooms.

SITTING ROOM

An inglenook fireplace with wood burning stove and windows to the front, side and rear aspects.

KITCHEN

Fitted with base and eye level units with quartz worktops over, double butler sink, induction hob with overhead extractor, electric double oven, space for a fridge freezer along with space and plumbing for a dishwasher, pantry cupboard with fitted shelving and glazed window to the rear aspect, windows to the rear and side aspects.

UTILITY ROOM

Fitted with base and eye level units with worktop over sink unit, space and plumbing for washing machine, window to the rear aspect,

SHOWER ROOM

Comprising ceramic wash basin with vanity cupboard beneath, low level WC with hidden cistern, shower enclosure with dual head attachment, part-tiled and part-panel walls, window to the rear aspect.

REAR ENTRANCE HALL

Windows to the front and side aspects, fitted storage cupboard and stable door to the outdoor space.

DINING ROOM

Window to the front aspect, red brick inglenook fireplace with wood burning stove. Door to:-

STUDY/OFFICE

Attractive wood panelling, window to the front aspect and door to:-

FAMILY ROOM

Feature fireplace with wood burning stove, original stone flooring, windows to the front and rear aspects, external stable door to the rear aspect and door to staircase leading to the first floor.

FIRST FLOOR

LANDING

Accessed via the staircase from the utility room. Window to the side aspect and doors to adjoining rooms.

BEDROOM 5

Window to the rear aspect together with a Velux window which provide a good degree of natural lighting.

MASTER BEDROOM

Accessed via one of the staircases from the entrance hall. A generously sized room with windows to the front and side aspects. Door to:-

EN SUITE

Comprising ceramic wash basin, roll-top bath, low level WC, shower unit, heated towel rail and window to the front aspect.

LANDING

Accessed via the second staircase from the entrance hall. Door to airing cupboard and doors to:-

BEDROOM 2

A large double bedroom with window to the front aspect. Door to:-

LANDING

Accessed via the staircase from the family room.

BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, panel bath with dual head shower attachment above, heated towel rail and window to the front aspect.

BEDROOM 4

Window to the rear aspect together with a Velux window providing a good degree of natural light.

BEDROOM 3

Windows to the side and rear aspect.

OUTSIDE

To the front of the property is an attractive pedestrian gate and arch together with a sweeping gravel driveway with lawns either side and mature beds weaving throughout the garden along with a circular terrace area, perfect for al fresco entertaining. A block paved terrace area borders the property and connects to the secluded rear garden featuring lawns, mature beds and trees bordering. There is gated access to a gravel driveway which provides off-street parking for several vehicles along with a cart lodge and a storeroom at the rear, with windows to either side and front aspects.

VIEWINGS

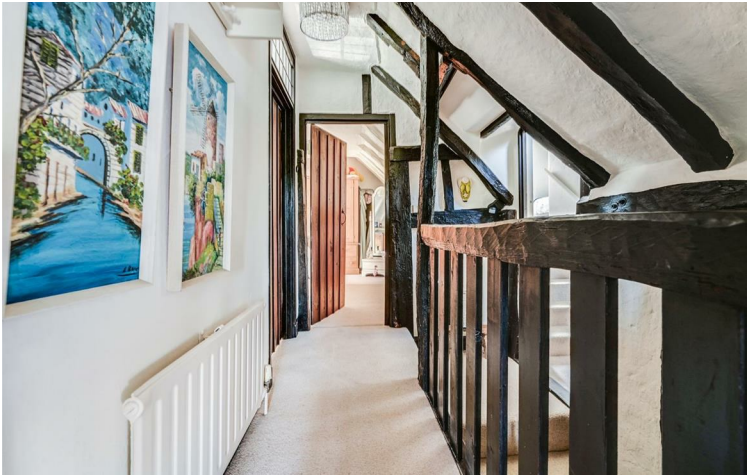
By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £950,000
 Tenure – Freehold
 Council Tax Band – G
 Local Authority – Braintree







For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

