



Charming Grade II listed cottage in a delightful rural situation

Little Timbers, Shalford Road, Panfield, Braintree, Essex, CM7

Guide £995,000 Freehold

savills



Video link available • Many period features • Two-bay cart lodge and garage • Parking for a number of cars • Pond and garden • Miles of footpaths and bridleways in surrounding countryside • Railway station: 3.5 miles • Local pubs and eateries nearby • About 1.5 acres

Local Information

Braintree 3.5 miles (Liverpool Street 61 minutes), Shalford 3 miles (access A120 6 miles), Witham 11 miles (Liverpool Street from 44 minutes), Felsted School 7.1 miles (15 minutes), Great Dunmow 14 miles, Chelmsford 16 miles, Stansted Airport 20 miles.

The property is discreetly located on the western edge of the village of Panfield in a rural situation, 3.5 miles north-west of the market town of Braintree. Panfield is a small village located on the west bank of the 'Pant Valley'. The first known reference was in the Domesday book of 1086. The village provides a mixture of period and modern housing and has a public house, 'The Bell' which has stood in the village since 1400. There is a strong community spirit within the area centred around the parish church of St Mary and St Christopher.

The nearby ancient town of Braintree provides a good range of local facilities including schools, shops and a leisure complex with a wider range of recreational, educational and shopping facilities being provided in the larger towns of Colchester and Chelmsford, and located to the south at Great Leighs is Chelmsford City Racecourse.

For the commuter there is access on to the A120 linking with the

A12 and M11 and Stansted Airport. There are train stations at Braintree and Witham to London Liverpool Street.

About this property

Believed to be late medieval and extended in the 20th century, Little Timbers is Grade II listed, constructed of a timber frame with partly plastered, weather-boarded and shingled elevations. There are many period features including oak floors, period oak latch doors, leaded light windows and exposed beams.

Accommodation

The main entrance is via a large, attractive porch with a convenient bench and boot storage. The front door opens into a hallway with a galleried landing and second floor skylight. To one side of the entrance hallway is a dining room, traditional bathroom and a spacious family kitchen/breakfast room with a walk-in pantry, range cooker and double butler sink. Double doors lead out onto the grounds and there is a separate utility room. To the other side of the hallway is a secondary hall with an under-stairs cupboard and room for a small study area. At the end of the hallway is an elegant sitting room with beamed ceilings and walls, the main feature being the inglenook fireplace, and an adjacent living room with beams,



brick fireplace and a multi-fuel burning stove.

The first floor galleried landing is flooded with natural light and opens on to the principal suite with a beamed, vaulted ceiling, off which is an en suite bathroom. This bedroom offers delightful views from the triple-aspect windows and Juliet balcony over the grounds and surrounding farmland. There are three further bedrooms along with a spacious family shower room.

Outside

Little Timbers is approached via a five-bar gate over a shingle driveway to an oak-framed two-bay cart lodge and with parking for numerous vehicles. The beautiful grounds surround the house with well manicured lawns, sunny seating areas and formal flower beds with relaxed planting areas along with a large, natural pond. Through an archway is a kitchen garden with fruit trees, fruit bushes and protected vegetable beds, adjacent to which is a large shed, greenhouse and hen house.

Services

Mains water, electricity and gas. Private drainage – compliant system. Gas heating.

Viewing

Strictly by prior appointment with the sole agents Savills.

Tenure

Freehold

Directions

From Braintree take the B1053 towards Wethersfield. Take the first turning to the left signposted

to Panfield. Continue through the village and the drive to Little Timbers will be seen on the right-hand side.

Local Authority

Braintree District Council,
Braintree

Energy Performance

EPC Rating = Exempt

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office.

Telephone:

+44 (0) 1245 293 233.







Approximate Gross Internal Area
2780 sq ft (260 sq m)
(Main House)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ogphoto.co.uk



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