



Listed cottage & annexe in a lovely stretch of open countryside

Walnut Tree Cottage, Fairstead Road, Fairstead, Nr Chelmsford

£725,000 Freehold

savills



Beautifully presented period cottage • Detached one bedroom annexe • Gardens with far-reaching views • Cart lodge garaging and detached barn • Within 5 miles of Hatfield Peverel railway station • Surrounded by a network of bridleways and footpaths • About 0.52 acres

Local Information

Great Leighs: 1.5 miles; Hatfield Peverel: 5 miles (Liverpool Street from 43 minutes); Braintree: 5 miles; Felsted: 6.5 miles; Chelmsford: 10 miles (railway service to London). All mileages approximate.

Walnut Tree Cottage occupies a delightful elevated situation in the hamlet of Fairstead, which is a lovely stretch of farmland and countryside between Chelmsford and Braintree. The nearby village of Great Leighs has a local shop with further shopping, educational and recreational facilities provided in Chelmsford city and Braintree.

For the commuter there is a train service from Hatfield Peverel, Braintree, Witham or Chelmsford and for the commuter using the road networks there is access onto the A12 at Hatfield Peverel, both north and south, and also onto the A120 at Braintree, which is a dual carriageway to the M11 and Stansted Airport.

About this property

Walnut Tree Cottage is listed as being of Architectural or Historical Interest Grade II. An extract from the listing states: Cottage. C18, altered in C20. Timber framed, weatherboarded and plastered, roof thatched...C19 extension to rear with catslide roof. C20 single-storey extension to left, roofed with red clay 'Roman' tiles."

The house is in beautiful condition throughout. It is approached over a stone-floored vestibule opening into a good sized kitchen/breakfast room finished with distressed colour-washed Shaker-style units sitting on a polished stone floor and including an AGA and some integrated appliances. The room enjoys dual-aspect views over the gardens and opens into a garden room featuring a vaulted ceiling with two exposed trusses. Double doors and side lights offer lovely views over the gardens and countryside beyond.

An inner hall provides access to a study with some exposed timbers. A utility room has a semi-vaulted ceiling and fitted units and beyond is a sitting room with dual-aspect windows providing views to the front. A focal point of the room is the fireplace with wood burner and some exposed timbers. There are two staircases to the first floor. One staircase leads to a bedroom with adjoining cloakroom/shower room and this area provides far-reaching views over the adjoining countryside. A second staircase provides access to a second bedroom with semi-vaulted ceiling, exposed timbers and an adjoining bathroom with oval bath, wash basin and some exposed timbers.



Outside

Adjacent to the house is a detached L-shaped annexe with weatherboard elevations providing a living/kitchen area with exposed trusses, exposed oak floor and featuring a red-brick fireplace with wood burner. Beyond is a shower room/WC and a bedroom with vaulted ceiling.

A broad driveway is protected by a five-bar electric gate opening into a substantial parking area. At the front is a detached weatherboard barn once used as a garage, with concrete floor and a useful store. Behind the house is a detached double cart lodge, oak-framed under a tiled roof. The extensive gardens are predominantly lawned and include a detached machinery barn, seasonal pond and low hedgerows screen the boundaries. Beyond lies undulating open farmland and far-reaching views.

In all about 0.52 acres.

Directions

From Hatfield Peverel proceed on Station Road into Terling Road towards Terling and Felsted, passing the railway station. Continue for approximately 3 miles, turning right onto Fairstead Road signposted to Fairstead. Pass the turning on the left-hand side to Fairstead Church and the property will be found as the next property on the left.

Alternatively, directions from Great Leighs - proceed from the The Castle public house into Boreham Road and continue for approximately a mile, taking the

second turning on the left, which is also signposted to the Square and Compasses pub. Continue along this lane, passing the Square and Compasses pub on the left-hand side, continuing into Grainree Road. Take the next turning on the left-hand side in Fairstead Road. Continue on, passing the church to the T-junction, turning left. The property will be found as the first property on the left-hand side.

Services

Mains water and electricity. Oil-fired heating. Private drainage.

Viewing

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

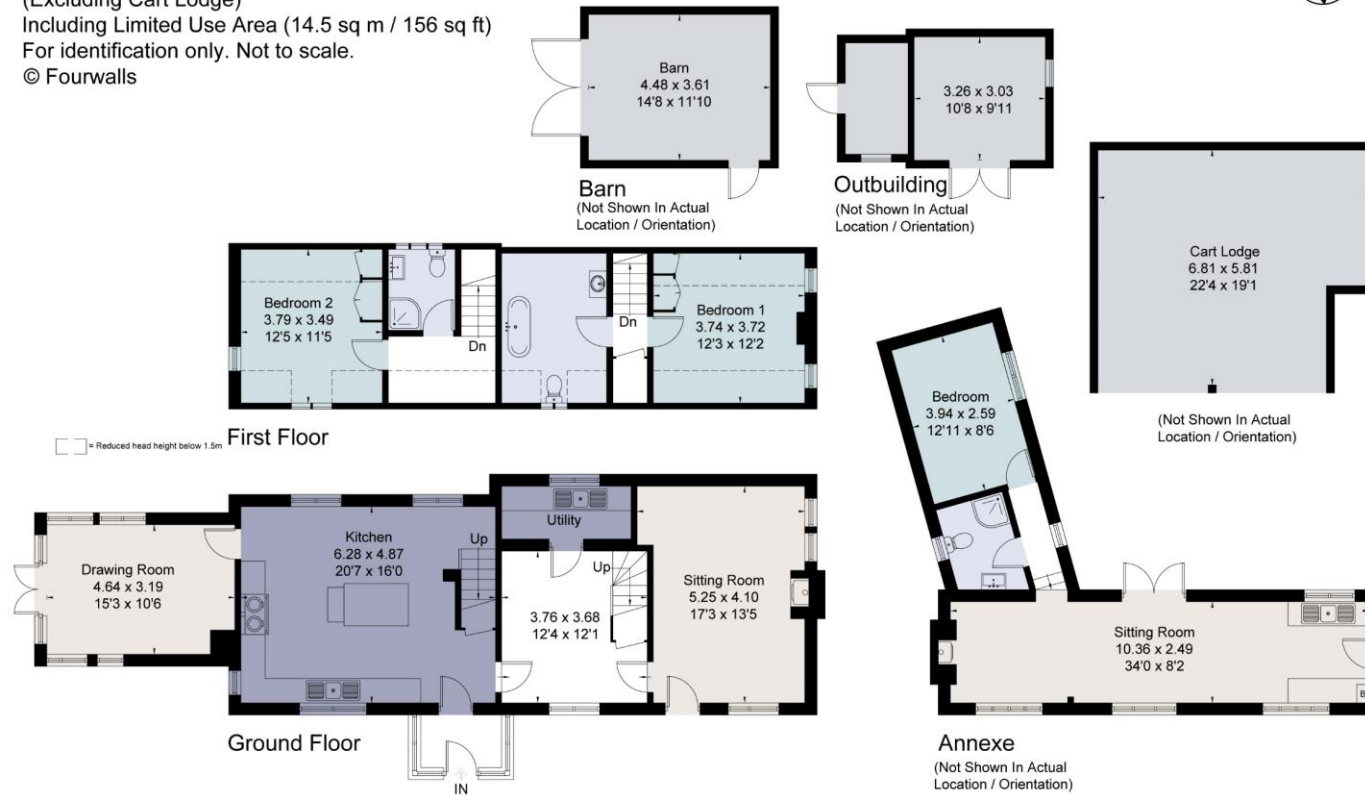
Telephone:

+44 (0) 1245 293 233.





Approximate Area = 142.6 sq m / 1535 sq ft
Annexe = 44.0 sq m / 474 sq ft
Barn / Outbuilding = 30.8 sq m / 331 sq ft
Total = 217.4 sq m / 2340 sq ft
(Excluding Cart Lodge)
Including Limited Use Area (14.5 sq m / 156 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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