



Country cottage with garaging and outbuildings

Corkers, Shalford Green, Braintree, Essex, CM7

Guide £835,000 Freehold





Video tour available • No onward chain • Unlisted period cottage • Four bedrooms • Extensive garaging • Approaching 0.5 of an acre • Convenient countryside setting

Local Information

Braintree: 5.7 miles, Felsted School: 6.8 miles, Dunmow: 9.4 miles, Chelmsford: 15.9 miles, Stansted Airport: 16.2 miles. All distances approximate.

Corkers is located at Shalford Green, a small hamlet to the north west of Braintree. The immediate area is largely agricultural with a direct network of footpaths over miles of open countryside. The nearby village of Shalford provides a popular primary school, a village hall, a recreational park and a tennis court. The village has an active community and is served by a popular shop providing day-to-day needs. The area is well connected for the larger areas of Braintree, Dunmow and Chelmsford.

The main local shopping facilities are provided at Braintree and there are a number of schools in the area including Gosfield School and Felsted School. For the commuter there are train services from Braintree, Witham or Chelmsford and there is access onto the A120 which connects with the M11.

About this property

A charming unlisted period cottage situated in a small hamlet to the north-east of Braintree, benefitting from extensive garaging and a studio.

Dating back to the 16th century with more recent additions, Corkers provides attractive rendered elevations under a handmade red-tiled roof. The property offers four first floor bedrooms and two reception rooms, in addition to a welcoming dining hall and a south-facing garden room. The house provides wonderful panoramic views over open countryside and is being sold with no onward chain.

The property is entered from the front into an a spacious dining hall with exposed timbers, which feature throughout the house. The sitting room is located off the hall and provides an attractive red-brick fireplace with access and views over the garden. There is a further reception room leading to a kitchen comprising a traditional range of wooden eye and base levels units and work surfaces. To the rear of the house is a pleasant hardwood garden room and ground floor bathroom. To the first floor there is a shower room and four well proportioned bedrooms.

Outside

Corkers occupies a triangular-shaped plot and is approached over a wide drive leading to a garage complex comprising two singles and a double with a separating studio providing an



ideal space to work from home. Attached are two useful storage rooms and a wc. The gardens extend from the rear and sides providing private seating areas and areas of lawn. The gardens have been thoughtfully planted with an interesting range of flowers, shrubs and trees providing all-year-round colour and enjoyment. To the rear boundary is a brick-built summer house, whilst to the northern edge is a small area of woodland.

All in around 0.42 of an acre.

Services

Oil heating, mains water, private drainage. Please note the drainage system does not comply with recent changes and a replacement system quotation is available on request.

Viewing

Strictly by appointment with Savills.

Directions

From Rayne, leave the village via Shalford Road which becomes Pods Lane. At the junction turn right signposted Shalford. The property is located on the right-hand side.

Local Authority

Braintree District Council,
Braintree

Energy Performance

EPC Rating = G

Viewing

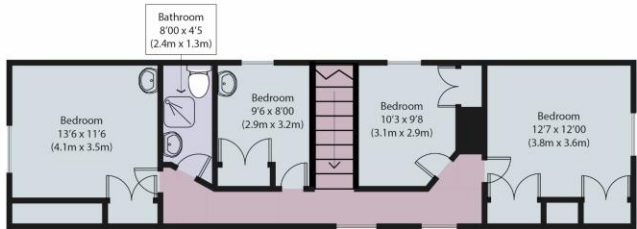
All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office.

Telephone:

+44 (0) 1245 293 233.

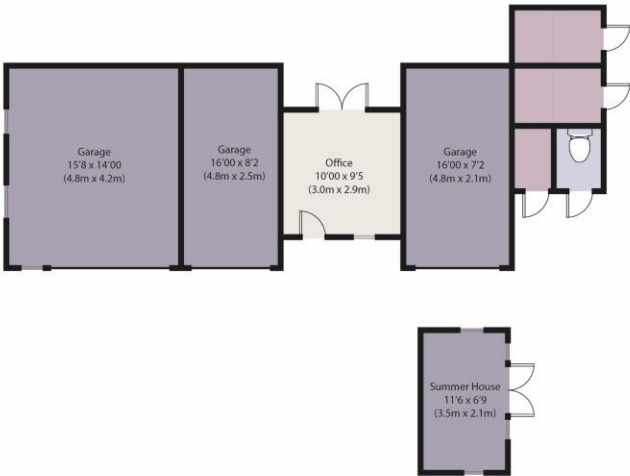
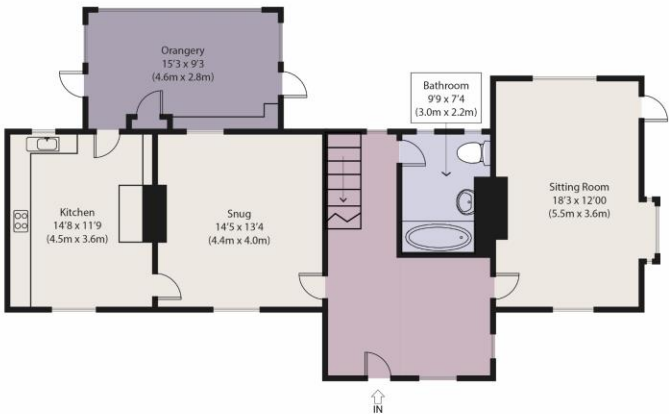







Approximate Gross Internal Area
1750 sq ft (162 sq m)
Outbuildings 850 sq ft (79 sq m)

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.sjphoto.co.uk



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

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