



Spacious cottage and annexe set in about 1.63 acres with views towards Gosfield Church

Church Road, Gosfield, Halstead, Essex, CO9

£895,000 Freehold

savills



Video tour available • Established home in a peaceful setting •
Annexe and outbuildings • South-west garden including private
woodland • No onward chain

Local Information

Braintree: 5.5 miles, Witham train station: 10.9 miles, Chelmsford: 18.3 miles, Colchester: 18.6 miles. All distances approximate.

Church Cottage occupies a quiet position on the edge of the popular village of Gosfield, enjoying delightful views towards St. Catherine's Church. Gosfield is located in the heart of rural north Essex, providing good local facilities including an active community shop, a thriving pub, micro-brewery, social club and a hair and beauty salon. A short walk away is the Gosfield Lake Golf Club, which sits adjacent to Gosfield Hall, a magnificent Georgian manor house.

The immediate area provides an excellent variety of educational facilities, including St. Margaret's Prep School, Gosfield School and a primary school. Around a quarter of mile from the property is Gosfield Lake, a family-run nature park set around a 36 acre lake providing a range of activities, as well as the popular Apple Tree restaurant. Surrounding fields provide ample footpaths and bridleways for countryside walking.

For the commuter, there are train services to London Liverpool Street from Witham or Braintree, with access onto the A120 which

links with the M11 motorway and Stansted Airport.

About this property

A delightfully positioned single-storey cottage with separate annexe, standing in mature grounds, with woodland abutting fields, located in the peaceful village and community of Gosfield.

Originally constructed in the 1950s, this spacious three bedroom cottage provides well balanced accommodation offering two reception rooms and a conservatory enjoying a south-westerly aspect and a large terrace area looking onto the beautiful gardens and grounds, which extend to about 1.6 acres. The cottage has been tastefully decorated and modernised by the current owners.

The cottage is approached from the front into a welcoming reception hall, with three bedrooms positioned to the northern side of the property, with the main bedroom offering a generous modern en suite bathroom. The third bedroom offers potential as a spacious study overlooking the church, ideal for working from home. The family bathroom is located to the rear of the hall, with the kitchen linking the two reception rooms and conservatory. The principal reception room is located at the side of the house and is a stunning room with dual aspect



and doors opening to the rear terrace and garden, with woodland beyond. A modern dining room links the kitchen and main sitting room.

The cottage also benefits from approved planning consent for a rear extension to create a larger kitchen/diner/family area with full details on request.

Adjacent to the house, and with its own independent access, is a charming one bedroom annexe providing a double bedroom, a kitchen/sitting area and a shower room, ideal for guest or multi-generational living. In the past, the annexe has also been offered as a self-catering holiday let, providing extra income.

All in around 1.6 acres.

Outside

Church Cottage is set back from its country lane position and is approached over a generous drive providing parking for several vehicles. The gardens are neatly laid to lawn wrapping around the property and opening to various terraced seating areas. The rear garden has been thoughtfully designed including two large greenhouses and a productive vegetable garden.

A large detached leisure room sits within the garden and currently houses a full-sized snooker table, which is included in the sale. This space would easily suit those looking to create a hobbies area or gym, or to run a small business. Other useful outbuildings include a garden store, a workshop and a lockable garden equipment space.

A substantial lawn lies beyond the outbuildings with a 40 year old cedar tree, mature flower beds and an area set aside as wildflower meadow. A variety of fruit trees including apple, pear and plum, and a soft fruit area, make a wonderful approach to the woodland, which sits to the rear of the plot and enjoys a small pond.

Services

Mains water, private drainage and oil fired heating. The property benefits from fibre broadband, with speeds up to 900 Mbs available.

Agent's note

We believe the annexe entitles buyers to claim Multiple Dwellings Relief on Stamp Duty and would encourage buyers to make their own investigations.

Directions

From Braintree take the B1053 onto the A131 towards Halstead signposted to Sudbury. At High Garrett take the left-hand fork onto the A1017 to Gosfield. In the centre of Gosfield turn left just past the Kings Head public house into Church Road. The house will be seen on the left-hand side after about 400 yards.

Local Authority

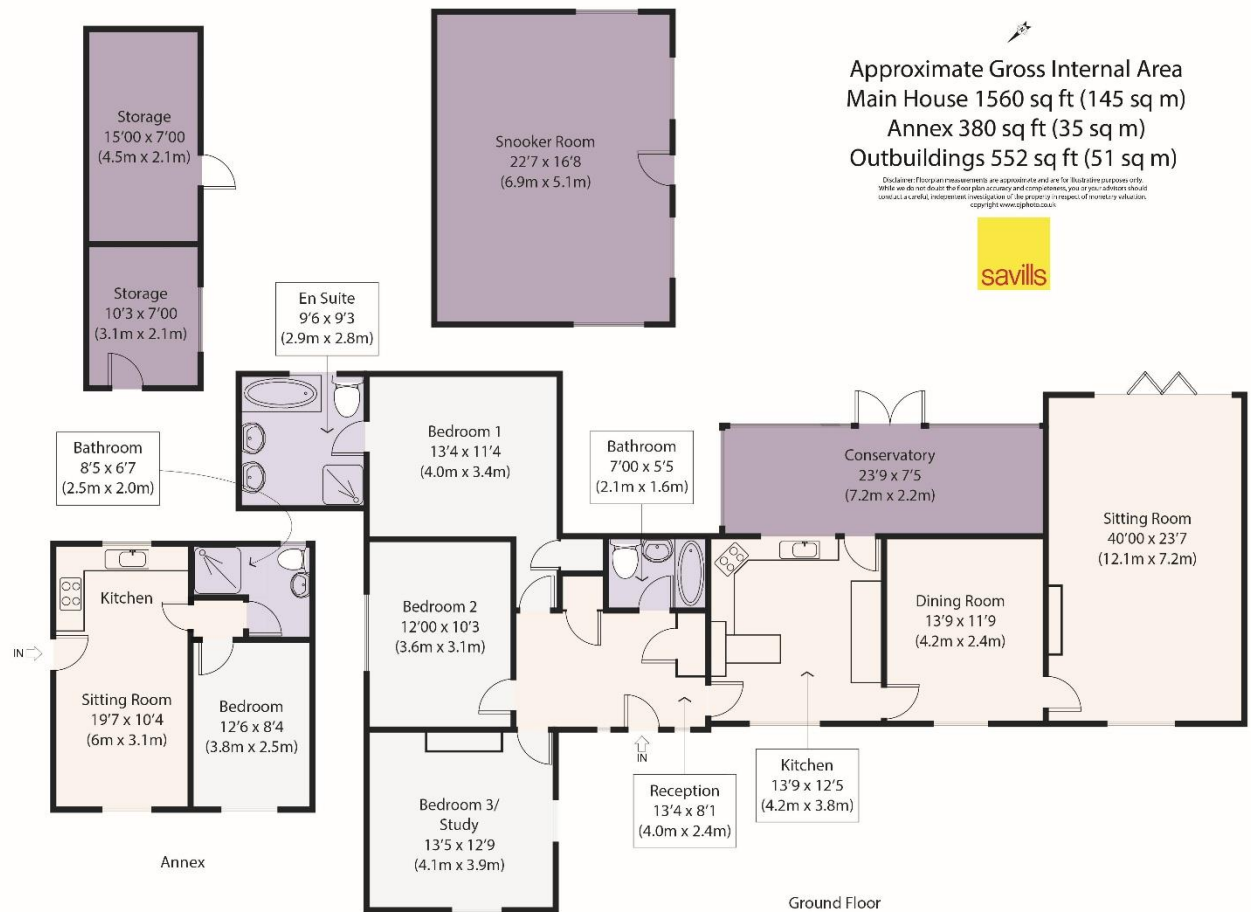
Braintree District Council, Braintree.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office.
Telephone:
+44 (0) 1245 293 233.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	37
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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