



Beautifully presented family home on the edge of this picturesque village

Halfpenny Cottage, Wethersfield Road, Finchingfield, Braintree

Guide £795,000 Freehold

savills



Beautifully situated village house • Modern kitchen and vaulted family room • Double bay garage • About 0.39 of an acre garden backing on to open countryside

Local Information

Braintree: 5.7 miles, Felsted School: 6.8 miles, Dunmow: 9.4 miles, Chelmsford: 15.9 miles, Stansted Airport: 16.2 miles. Cambridge: 23 miles. All distances approximate.

The property occupies a wonderful setting to the eastern edge of this idyllic north Essex village with far-reaching countryside views.

Finchingfield, which is often referred to as one of the most beautiful villages in England, provides a strong local community and benefits from three public houses, tea rooms, a restaurant, antiques centre and a well serviced village store and post office. The area is surrounded by farmland and countryside which is accessed via a network of footpaths. Finchingfield is an ideal location for families with a variety of educational facilities including a village primary school. There is a wide range of excellent secondary schools in the surrounding towns. Additionally, Felsted and Gosfield schools are close by.

The nearby market towns of Saffron Walden, Braintree, and Great Dunmow offer a wide range of retail and recreational facilities. Furthermore, the cities of Cambridge and Chelmsford are a short drive away.

London Liverpool Street station is easily accessible via frequent

high speed services from Audley End, Braintree, or Witham train stations. The major road network can be joined via the A12 at Witham or the A120 at Great Dunmow, which subsequently links with the M11 at Stansted Airport.

About this property

A beautifully situated village house offering comfortable family accommodation with a large garden and double garage. Built in 1995, Halfpenny Cottage is of traditional brick construction under a tiled roof and provides well balanced, light-filled accommodation. The property is discreetly situated to the edge of this charming village, backing on to open countryside, and set within grounds of approximately 0.39 of an acre.

This wonderful home has been tastefully decorated in neutral tones throughout. The property is entered from the front via a welcoming entrance hall serving a living room, with inset fire place, and a second reception room currently used as a study. To the rear of the house is a stunning 'L' shaped kitchen opening to a vaulted family/sun room which in turn opens onto the garden. The kitchen has been fitted with a modern range of light-coloured storage units with integrated appliances. There is a utility room providing further access to the garden and a cloakroom which



concludes the ground floor accommodation.

To the first floor there are four well-proportioned bedrooms with en suite facilities to bedroom one. There is a large family bathroom and a useful walk-in storage room.

Outside

The property is set back from the road over a long driveway offering a vast amount of parking. There is a detached timber-framed double-bay garage of pitched roof design currently converted as a home gym, yet offering further ancillary uses, subject to the necessary consents.

The garden extends from the rear of the house and has been beautifully designed providing seating areas and thoughtful planting with a collection of shrubs, flowers and fruit trees.

Overall, the gardens total around 0.39 of an acre.

Services

Oil heating, mains water, mains drainage.

Tenure

Freehold.

Directions

From Great Bardfield, proceed into the village, over the bridge, passing 'The Finchingfield Lion' public house. The property will be found as the second to last house on the left-hand side before exiting the village towards Wethersfield.

Local Authority

Braintree District Council.

Energy Performance

EPC Rating = D

Viewing

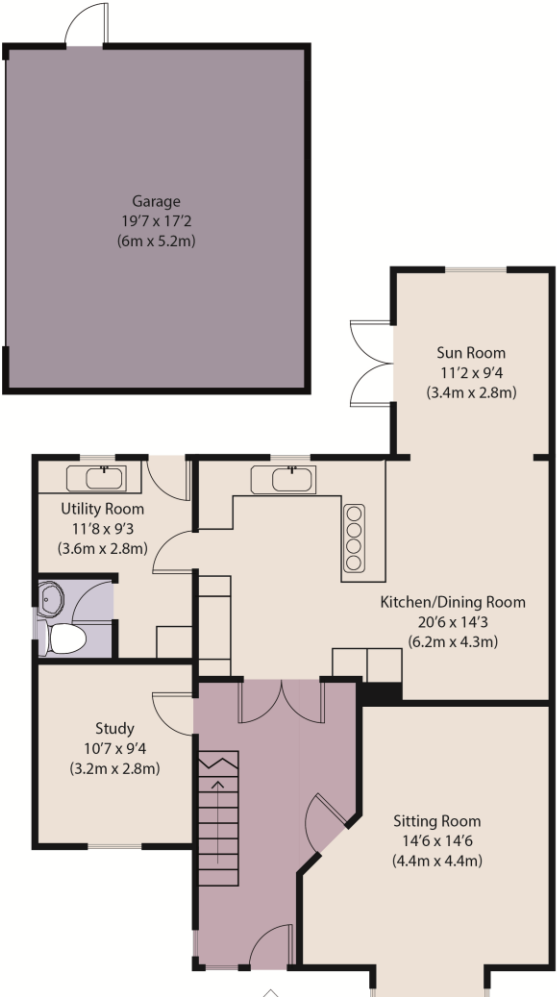
All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office.

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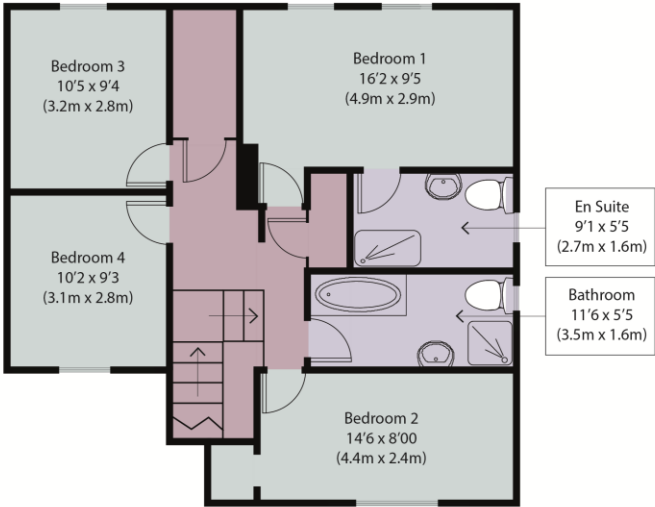







Approximate Gross Internal Area
2050 sq ft (190 sq m)

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.cjphoto.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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