

DAVID
BURR



KEEPERS COTTAGE, BOVINGTON ROAD, BRAINTREE, CM7 4AA

A charming Victorian cottage in a secluded location on a farming estate having been fully refurbished offering characterful accommodation over two floors. Partially walled garden and off road parking. Available now.

£1,300 pcm

Keepers Cottage, Bovington Road, Braintree, CM7 4AA

Keepers Cottage is a charming Victorian property situated within the grounds of Bovingdon Hall and has been extensively refurbished and offers charming accommodation of a versatile nature set with within private gardens.

The property is approached via a glazed front door which accesses the spacious dual aspect sitting room which takes in views to both front and rear garden. There is an attractive red brick feature fireplace with a wooden lintel which provides a focal point. A ledge and board door leads to an inner lobby which accesses the useful understairs storage cupboard beyond which is the impressive kitchen/breakfast room.

This room has a triple aspect with views to the front and rear garden and is extensively fitted with a range of floor and wall mounted units with integral appliances to include a 'Hotpoint' oven and grill, and a 'Hotpoint hob with an extractor hood above. There are extensively tiled splashbacks and a one and a half bowl stainless steel sink, and space for a dishwasher and fridge freezer. The room is distinctly segregated by a change in the flooring from the oak effect vinyl through to attractive polished quarry tiles. A ledge and board door gives access to the stair well and a further panelled door leads to a useful and practical utility room, which has a range of floor mounted units with a stainless steel sink and plumbing for a washing machine beneath. Beyond this is a useful rear lobby/boot room providing further storage space which directly accesses the rear garden.

The first floor is equally appealing with the stairs rising to the landing from which the bedrooms are accessed. There are two spacious bedrooms, the largest of which overlooks the rear garden and has an attractive Victorian cast iron fireplace. There second bedroom and study overlook the garden and have built in wardrobes.

The bedrooms are served by a well appointed family bathroom which has a 'P' shaped bath with a tiled surround and shower above, pedestal wash hand basin and matching WC, and a useful storage cupboard with shelves and oak effect vinyl flooring.

Outside

The property is approached via the farm yard with pedestrian access through to a rear gate and garden. The rear garden is truly delightful and offers a high degree of privacy and is walled on three aspects and boasts a variety of mature trees which provide interest and colour. There are large expanses of lawn, adjacent to which is a terrace accessed via the boot room which is perfect for entertaining. There is a locked outside storage cupboard providing useful secure space.

To the front of the property is an enclosed garden with laurel hedge and close board fencing which provides another discreet entertaining area.

The well presented accommodation comprises:

Secluded location Impressive kitchen/breakfast room

Two bedrooms Enclosed front and rear garden

Off road parking

Location

The town of Braintree has many facilities and services including a mainline station to London Liverpool Street, the shopping centre of Freeport is a short drive and the A120 gives fast access to the M11 and Stansted Airport.

Access

Colchester 16 miles

Braintree – Liverpool Street 60 mins

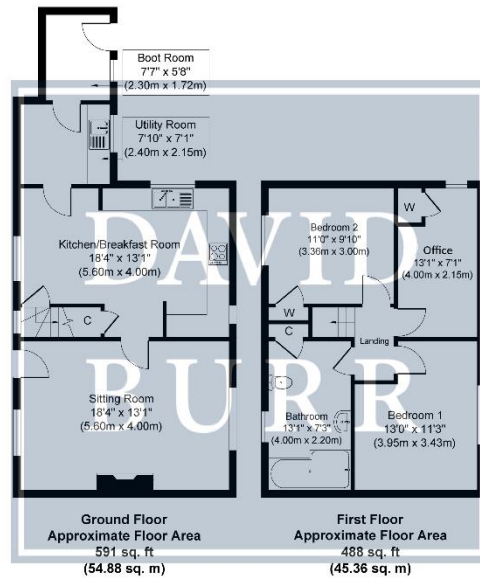
Chelmsford 14 miles

Stansted Approx 30 mins

Bishops Stortford 21 miles

M25 J27 approx 40 mins

TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2024 | www.houseviz.com

Viewing strictly by appointment with David Burr.

Castle Hedingham	01787 463404
Castle Hedingham	(01787) 463404
Clare	(01787) 277811
Leavenheath	(01206) 263007
Long Melford	(01787) 883144
Woolpit	(01359) 245245
Bury St Edmunds	(01284) 725525
London	(020) 78390888
Linton & Villages	(01440) 784 346

Additional information

Services: Main electricity and private water and drainage.

Oil fired heating to radiators. EPC rating: D Council tax band: B

Broadband speed: up to 4 Mbps (Ofcom).

Mobile coverage: EE, Three, O2 and Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr.

DAVIDBURR.CO.UK

NOTICE. Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.