



CROTHAMS, 73 CHURCH LANE

Bocking, Braintree, CM7 5SD

Price £350,000

DAVID
BURR



Crothams, 73 Church Lane, Bocking, Braintree, Essex, CM7 5SD

Crothams is a delightful end of terrace period cottage, extensively renovated in the past by the current owners, and offering wonderfully charming and characterful accommodation arranged over three floors. Ledged and latched doors, fireplaces, exposed brick chimney breasts and timber studwork feature throughout this cosy and welcoming cottage.

The property also features a large and ostensibly private south westerly facing landscaped garden with outbuildings, and crucially a driveway with off road parking for two cars. The railway station is approximately 2km distant and there is easy access to the A131 (A120).

A part glazed entrance door opens to a homely and well-proportioned sitting, the focal point of which is a large red brick fireplace with raised hearth and inset solid fuel burner. There are windows to two elevations and a ledged and latched door providing access to the dining room. The dining room features a large red brick fireplace and chimney breast with brick hearth and space for a log burner (not included). Adjacent to this is a useful cupboard to the breast recess which is opposite to an understairs storage cupboard. A ledged and latched door opens to a concealed stair flight rising to the first floor level, and glazed double doors provide access to the kitchen/breakfast room. This light and airy room features a timber effect floor covering and black granite countertops with inset enamel sink top. Integrated fridge and freezer and dishwasher. There are storage cupboards to floor and eyelevel, the doors being of timber construction and concealed gas boiler. There is a Velux skylight window and French doors providing access to the rear garden.

To the first floor there are two bedrooms and a bathroom. On the landing there are ledged doors with latches concealing a stair flight to the second floor level and providing access to the respective bedrooms. The principal bedroom features windows to two elevations, a useful storage cupboard, and overall the room is of excellent size. Bedroom three, which is located opposite the principal bedroom, incorporates exposed timber floor boards and within is contained the airing cupboard.

The bath/shower room features a free standing roll top bath which we understand from the current owners has been reconditioned and is of some antiquity, hand basin, low level WC, a heated towel radiator and shower cubicle with Bristan shower unit. Feature wood panelling to the walls.

To the second floor there is a delightful bedroom with a window to front and a skylight window to the rear, exposed timber floor boards and a very useful fitted wardrobe. This room is a spacious but does have restricted head height.

Exterior:

Spacious patio, ideal for family entertaining and a sizable timber outbuilding which is currently subdivided into a small office and also incorporates a WC and space for appliances. Side access via timber gate to the driveway and a pathway which snakes its way through to the rear of the garden bounded by dwarf shrub borders and dividing two lawned areas. The flower and shrub borders to the perimeter have been meticulously maintained and cut and feature a profusion of plants. There is a vegetable area and a secluded decked patio located to the foot of the garden. Also located to the rear of the garden is a useful garden shed adjacent to which is a large timber clad outbuilding with Mono pitched roof. This building has been subdivided into two individual spaces; a very pleasant and homely feeling garden snug with wood burner access to which is gained via French doors and a useful storage/workshop. This building has power and light connected. The rear garden is of excellent size overall quite private and is a wonderful feature of this lovely cottage. The driveway provides parking for two cars subject to size and there is also an area for logs storage.

The well presented accommodation comprises:

Three bedrooms	Kitchen/Breakfast room
Bath/Shower room	Very useful outbuildings
Sitting room	Driveway providing off road parking
Dining room	Private south/westerly garden

Location

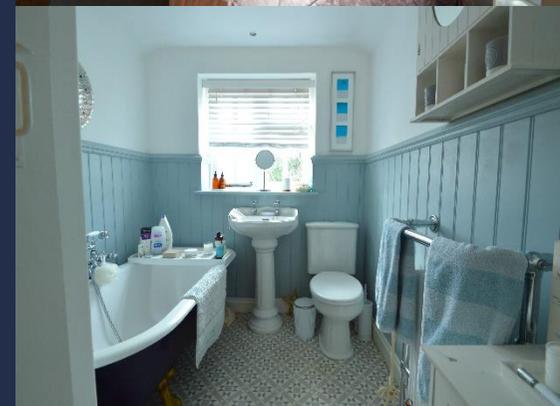
The town of Braintree has many facilities and services including a mainline station to London Liverpool Street, the shopping centre of Freeport is a short drive and the A120 gives fast access to the M11 and Stansted Airport.

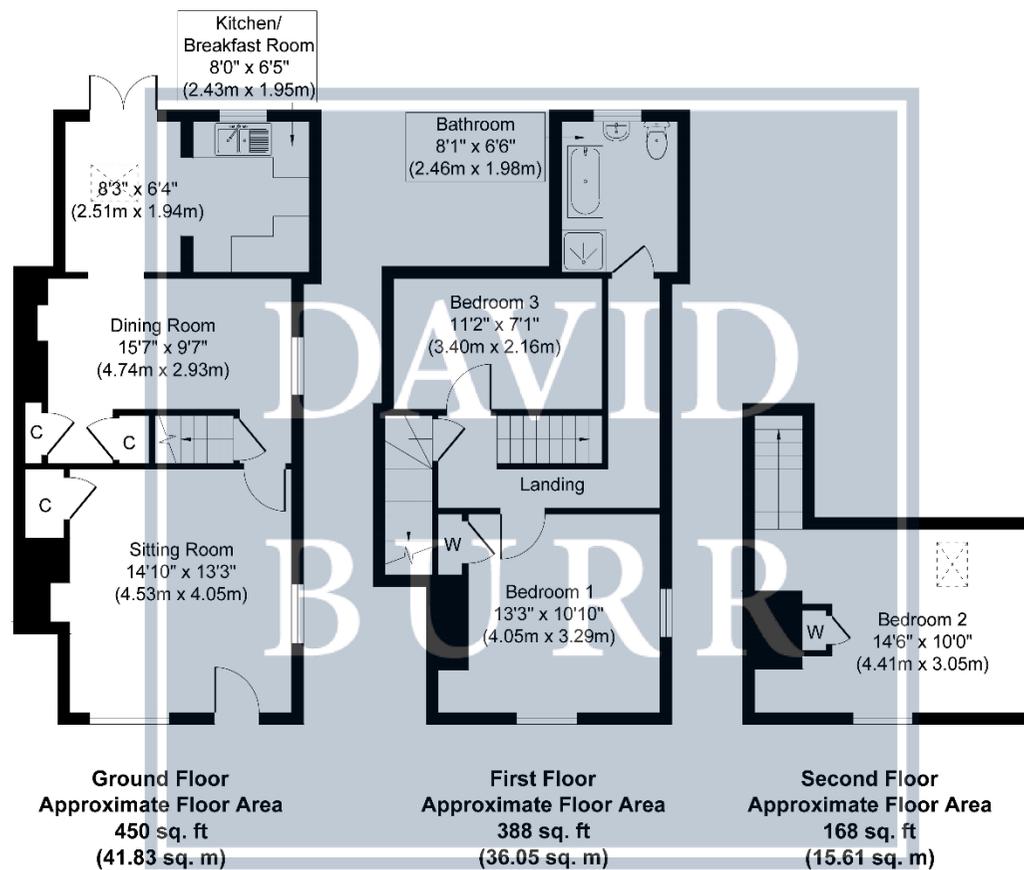
Access

Colchester 16 miles	Braintree – Liverpool Street 60 mins
Chelmsford 14 miles	Stansted Approx 30 mins
Bishops Stortford 21 miles	M25 J27 approx 40 mins

Agents notes:

The current owners have advised us that new sash windows for the sitting room and principal bedroom are on order and will be fitted prior to completion. We understand there is a pedestrian right of way benefiting the adjoining cottage, this is for access to the adjacent rear garden. We also understand that this property is of timber framed construction.





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.

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Additional information

Services: Main water, electricity and drainage

Gas fired heating to radiators. EPC rating: E Council tax band: C

Tenure: Freehold

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, 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

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**DAVID
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