



SUNNYSIDE

The Green, Finchingfield, CM7 4JX

Guide price £425,000

DAVID
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Sunnyside, The Green, Finchingfield, Braintree, Essex, CM7 4JX

Sunnyside is a charming Grade II listed village property, occupying a wonderful position overlooking the green and the duck pond, in one of the counties most sought after villages. The accommodation on offer is of a characterful and versatile nature, and would benefit from a degree of updating, but combines practicality for modern day living.

A solid oak door accesses the exceptionally spacious principal reception room which features a wonderful exposed oak frames to the wall and ceilings with carved and moulded beams, and three windows to the front elevation giving perfect views over the village green and roofline beyond. There is an impressive inglenook fireplace with bressummer beam above which has a tiled hearth and a copper fire hood, adjacent to which is a useful alcove with a window overlooking the green, which would make the perfect study space.

A further solid oak door accesses a rear lobby beyond which is the well-appointed galley kitchen which has a range of floor mounted shaker style units, with integral appliances to include a fridge, induction hob, dishwasher and a ceramic sink. There are tiled splash backs, panelling to dado height, and a large roof light providing ample light, and windows to the rear courtyard garden, there is also oak flooring throughout the kitchen. Beyond the kitchen is a useful pantry/utility room which has plumbing for a washing machine, space for a tumble dryer and a work surface. Beyond the rear lobby is a useful cloakroom with vanity unit and storage beneath and a matching WC, and a door with a glazed panel leads to the courtyard garden.

The stairs rise from the lobby to the landing which has a linen cupboard and a further large storage cupboard in the eaves. The landing is of a split level nature with appealing oak handrails and balustrades to the stairs, and an attractive oak frame on display. The principal bedroom has a dual aspect and benefits from fantastic views across the village green and has a beautiful exposed heavy oak frame on display. There are a range of floor to ceiling built in wardrobes and a central mirror. The second bedroom has a view to the front aspect overlooking the green, and is of a generous size with exposed oak framework on display, and has a door through to a dressing area with a wardrobe. The bedrooms are served by a family shower room which has a fully tiled walk in shower enclosure, pedestal wash hand basin and matching WC.

Outside

The property is approached via a path which has a mellow red brick wall to the front, and a paved area providing the occupants with a wonderful position to overlook the village green and beyond. There is a shrub border to the side of the door which provides year round interest and colour and has roses and evergreen shrubs.

The rear courtyard garden is designed with low maintenance in mind and is accessed via the rear lobby. There is a large gravel garden flanked by a herbaceous border which has a wonderful climbing rose providing colour and interest and evergreen shrubs. The boiler is housed in an outside boiler room adjacent to which is the oil tank, and electrically operated gates access the paved parking area, alongside a pedestrian gate giving access to the lane and the green.

The well presented accommodation comprises:

Prime location overlooking the village green	Beautiful original period features
Impressive inglenook fireplace	Re-fitted kitchen
Two spacious bedrooms and dressing room improvement	Would benefit from a degree of
Low maintenance courtyard garden	Off road parking

NO ONWARD CHAIN

Agent notes:

The property would benefit from a degree of modernisation and there would be scope to change the upstairs layout to provide three bedrooms, with the necessary planning and listed building consents having been sought.

The property does have a flying freehold with the adjoining cottage.

Sunnyside benefits from a right of way to the rear to access its parking.

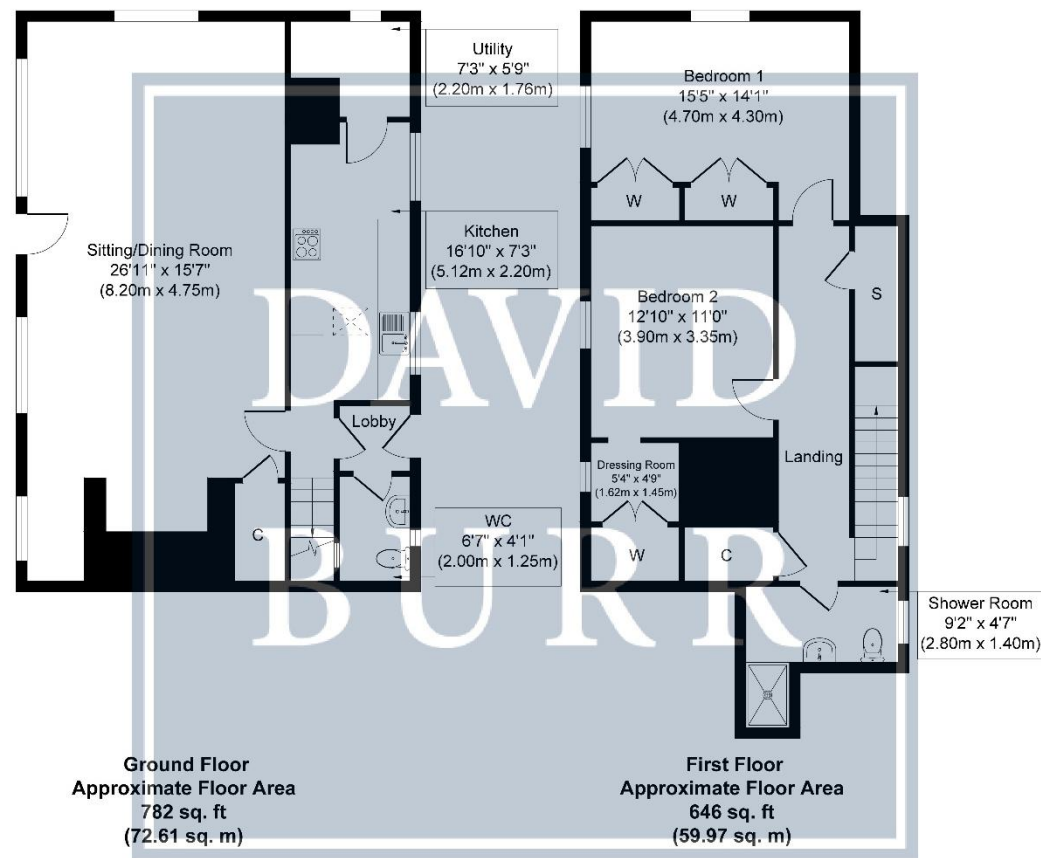
Location

Finchingfield is a picture postcard village with an attractive village green and duck pond with many amenities to include primary school, parish church, tea-rooms, shops, public houses and a health centre. The nearby town of Great Bardfield provides further amenities as does both Braintree and Saffron Walden with mainline stations.

Access

Great Bardfield 2 miles	Audley End- Liverpool St 60 mins
Braintree 10 miles	Stansted approx. 30 mins
Saffron Walden 11 miles	M25 J27 approx. 45 mins





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

Oil fired heating to radiators. EPC rating: N/A Council tax band: E

Tenure: Freehold List Entry Number: 1122697

Broadband speed: up to 80 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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