



**272A CHURCH STREET, BOCKING**

**BRAINTREE, ESSEX CM7 5LQ**

**NP NICHOLAS  
PERCIVAL**

PROPERTY TYPE

Detached House

BEDROOMS

3

BATHROOMS

1

## THE PROPERTY

Bocking is a village situated on the northern side of Braintree surrounded in part by open farmland, together with the benefit of a convenience store, Parish church, public house and primary school. Adjacent to the village is the town of Braintree with the benefit of a factory retail outlet scheme. Braintree has excellent road communication network to the A120 and A131, with a railway station connecting to the mainline service at Witham.

272a Church Street is tucked away behind Church Street, approached by a private driveway which gives access to Grade I Listed Bocking Windmill and building plot adjoining.

The detached property provides versatile accommodation, including at ground floor a kitchen, lounge/dining area, hallway with separate WC, utility room and bedroom. At first floor are a further 2 bedrooms with bathrooms and separate WC.

We estimate the property comprises 0.2 of an acre.



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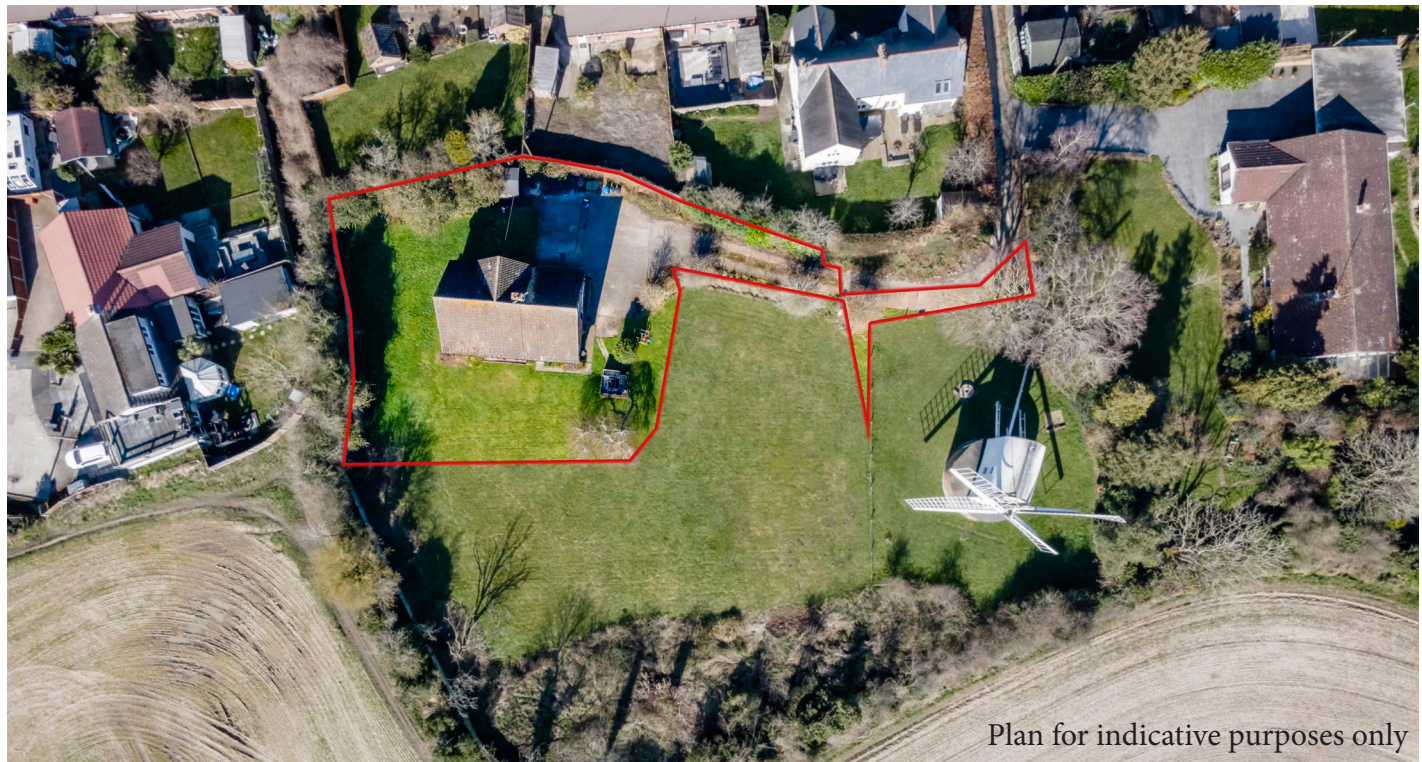
## BUILDING PLOT

Adjacent to the property, planning permission has been granted by Braintree district council (under Application 21/03677/FUL) for a detached two storey dwelling designed by J Bell Construction and Design. The site is subject to restrictive covenant, limiting the development to one welling. This plot is available by separate negotiation and not included with the sale of the property.

A copy of the marketing particulars are available upon request.

## OUTSIDE

The property is nestled at the end of a secluded private driveway, offering generous parking space for multiple vehicles. The is predominantly laid to lawn and wraps around the rear of the house, creating a spacious and inviting outdoor area. Its south and west facing orientation ensures an abundance of natural sunlight throughout the day.



## ACCOMMODATION - GROUND FLOOR

### Recessed Porch

### Entrance Hall

The entrance hallway (with two useful storage cupboards, one of which houses the boiler).

### Sitting Room/Dining Room

The large, and light airy room with open fire place. Dual aspect.

### Kitchen

The kitchen features an integrated hob, oven and extractor hood, as well as providing space and plumbing for a free-standing dishwasher. There is also space for a freestanding fridge / freezer. Ample storage is provided by a good array of cupboard and drawers in the shaker style, accompanied by a useful pantry.

### Bedroom 1

A spacious double bedroom benefitting from built-in wardrobes.

### Separate WC

Ground floor benefits from a WC.

### Utility Room

Allows for additional work space and plumbing for freestanding washing machine.



## ACCOMMODATION - FIRST FLOOR

### Landing

### Bedroom 2

Double bedroom benefiting from built in wardrobe space.

### Bedroom 3

Double bedroom with built in wardrobes.

### Bathroom

Contains a bath with power shower over and a wash hand basin.

### WC

There is a separate WC on the first floor.





## AGENTS NOTES

### Services:

Mains electricity, gas, water and drainage are connected.

### Tenure:

The property is being offered for sale via private treaty freehold with vacant possession.

### Local Authority:

Braintree District Council

### Council tax:

Band E

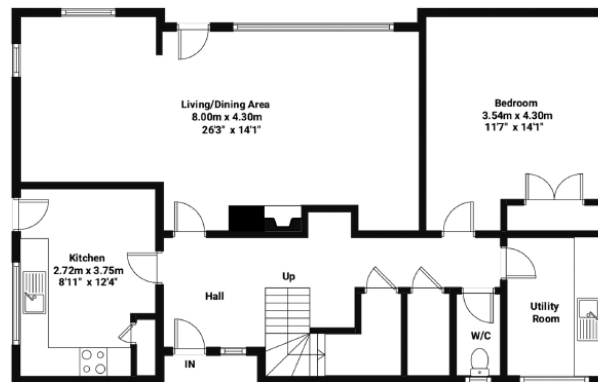
### EPC rating:

The property is yet to be assessed.  
An EPC will be available in due course.

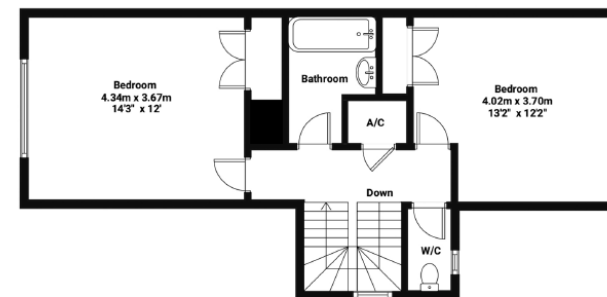
Viewing: Strictly by appointment only via  
Sole Agents Nicholas Percival

Tel: 01206 563 222

Email: [info@nicholaspercival.co.uk](mailto:info@nicholaspercival.co.uk)



Ground Floor



First Floor

**TOTAL APPROXIMATE FLOOR AREA :**  
**1339.3 sq ft (124.43 sq mt)**

### **Church Street, Bocking, Braintree**

Illustration for identification purposes only. Measurements are approximate and not to scale.



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