



Farthing Hall, The Street, Cressing, Braintree, CM77 8DG

welcome to

Farthing Hall, The Street, Cressing, Braintree

**** GUIDE PRICE £800,000 to £900,000 **** William H Brown are delighted to present this breathtaking detached family home, situated within the highly sought after village of Cressing. Conveniently located within walking distance of the local public house, railway station, and access to A120 / A131



Entrance Hallway

Double glazed window. Storage cupboard. Radiator. Stairs rising to first floor. Engineered oak flooring. Doors leading to:-

Ground Floor Wc

Low level WC. Wall mounted hand wash basin. Part tiled walls. Extractor fan.

Kitchen / Diner

18' x 21' 10" (5.49m x 6.65m)

Double glazed window. Double glazed French doors to rear garden. Range of matching base and eye level units with granite work surfaces over and incorporating an inset sink with hot and cold mixer taps. Radiators. Space for American style fridge freezer. Centre island with integrated oven. Induction hob. Overhead extractor fan. Engineer oak flooring. Integrated appliances.

Lounge

13' 8" x 28' 3" (4.17m x 8.61m)

Two double glazed French doors to garden. Doors leading to kitchen and snug. Radiators. Engineered oak flooring.

Snug

9' 11" x 11' 11" (3.02m x 3.63m)

Double glazed window. Radiator. Carpets. Working fireplace.

Study

11' 11" x 11' 8" (3.63m x 3.56m)

Double glazed windows. Radiator. Engineered oak flooring.

Bedroom 6 / Cinema

12' 9" x 14' (3.89m x 4.27m)

Dual aspect double glazed windows. Radiator. Carpets.

First Floor Landing

Split level stair. Radiator. Loft access. Large storage cupboard. Doors leading to:-

Bedroom One

15' 5" x 18' (4.70m x 5.49m)

Double glaze window. Radiator. Carpets. Eaves storage. Door leading to:-

En-Suite

9' 2" max x 7' 6" max (2.79m max x 2.29m max)

Obscure double glazed window. Low level WC. Vanity hand wash basin. Walk in shower cubicle.

Bedroom Two

11' 11" x 11' 8" (3.63m x 3.56m)

Double glazed window. Radiator. Carpets. Built in wardrobes

Bedroom Three

11' 11" x 10' 1" (3.63m x 3.07m)

Double glazed window. Radiator. Carpets.

Bedroom Four

11' 8" x 10' 10" (3.56m x 3.30m)

Double glazed window. Radiator. Carpets. Door leading to:-

En-Suite

6' 8" x 6' 3" (2.03m x 1.91m)

Obscure double glazed window. Low level WC. Vanity hand wash basin. Walk in shower cubicle.

Bathroom

10' 7" x 10' (3.23m x 3.05m)

Obscure double glazed window. Freestanding bath. Low level WC. Vanity hand wash basin with double sinks. Heated towel rail. Part tiled walls, Engineered oak flooring. Walk in shower cubicle with waterfall shower head.

Garden

Large rear garden backing onto fields. Commencing with a patio seating area which is fully covered. Raised decking area with dual zoned swim spa and a the roof opens and closes with a key. There are an abundance of mature trees and shrubs. There is also a piece of land that is part of the property and within the boundary and accessible via a footpath from the back gate.

Parking

Large driveway providing off street parking for multiple cars leading to garage. EV charger.

Double Garage

18' x 15' 3" (5.49m x 4.65m)

Up and over door. Power and lighting.

Agent Note

This property is being marketed at a guide price of £800,00 - £900,000 with the Vendor indicating they are looking for offers of £850,00 and above.



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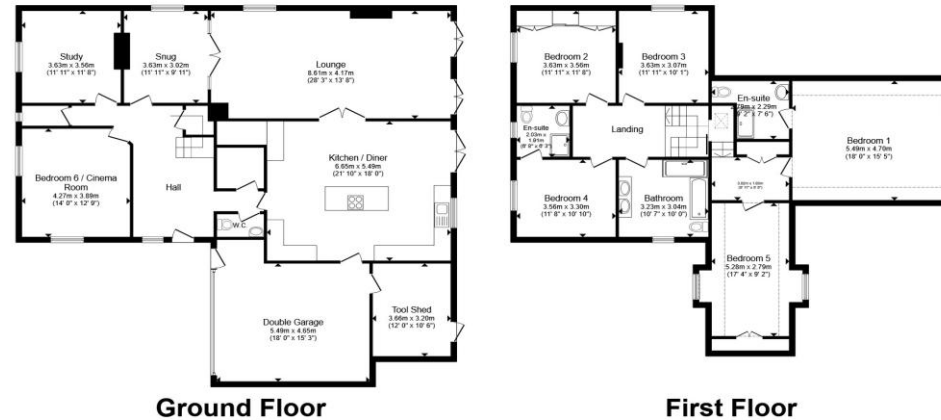


welcome to

Farthing Hall, The Street, Cressing, Braintree

- Five / Six Bedroom Detached House
- Spacious and Well Presented
- Large Open Plan Kitchen Diner
- Two En-Suites
- Hot Tub and Swin Spa

Tenure: Freehold EPC Rating: D
Council Tax Band: G



guide price

£800,000 - £900,000

Total floor area 300.9 m² (3,239 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Please note the marker reflects the
postcode not the actual property



Property Ref:
BTR110361 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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