



**23 BRADFORD STREET**

Bocking, Braintree

Guide Price £525,000 to £550,000





## 23 Bradford Street, Bocking, CM7 9AS

Bradford Street is an historic thoroughfare situated within the suburban village of Bocking, just to the northern side of Braintree. The building is a circa 16<sup>th</sup> century grade II listed period house, significantly larger than its appearance would suggest imbued with fascinating architectural features and blessed with a surprisingly large walled garden.

There are four bedrooms and the floor area amounts to approximately 2200sqft., with accommodation arranged over three floors including an attic bedroom room and shower room. Particular features, amongst many, include the Kitchen/dining room with substantial fireplace, two spacious reception rooms, an impressively well-proportioned landing and two exceptional bedrooms (in size) both with large en-suites. The location is designated a conservation area, and is within walking distance of Braintree town centre and railway station. Throughout the property there are exposed timbers, timber doors, stone floors and fireplaces.

Steps lead to a timber entrance door with fan light over which in turn provides access to the hallway with doors leading to the inner hall, sitting room and stairs rising to the first floor. The sitting room is a spacious room the focal point being a fireplace with stone surround, hearth and inset wood burning stove. There is wainscot panelling to the walls and large bay window to the front of the room. A doorway and short passage way leads to the family room which features exposed ceiling timbers and studs and opens to the kitchen/dining room. The dining area is dominated by a substantial brick fireplace with timber bressummer beam open grate and canopy hood, exposed timbers. The kitchen is fitted with counter tops including an island, numerous drawers and cupboards, space for appliances, butler sink and space for Range style cooker.

The inner hall is accessed from either the dining area or main entrance hall, and is ideal as a boot room and for storage. Exposed timber ceiling and wall studs. Door to cloakroom with WC, wash hand basin and useful understairs storage recess.

The inner hall has been adapted to provide a utility area with counter top and space for appliances There is doorway access to the courtyard rear garden beyond.

From the entrance hall there is a stair flight rising to the first floor with timber balustrade and hand rail. The landing is an impressive area with high ceiling. Access is provided to the principal bedroom, a large second bedroom, additional bedroom and there is a doorway with stairs rising to the attic bedroom. The principal bedroom is well proportioned with windows to front, fireplace and further access to the large en-suite bathroom.

The second bedroom is exceptionally spacious and features concealed storage and also provides access to a large en-suite bathroom/shower room. The third bedroom is accessed via the central landing. The attic room is accessed via a second staircase and features a small landing and independent shower room.

### Exterior

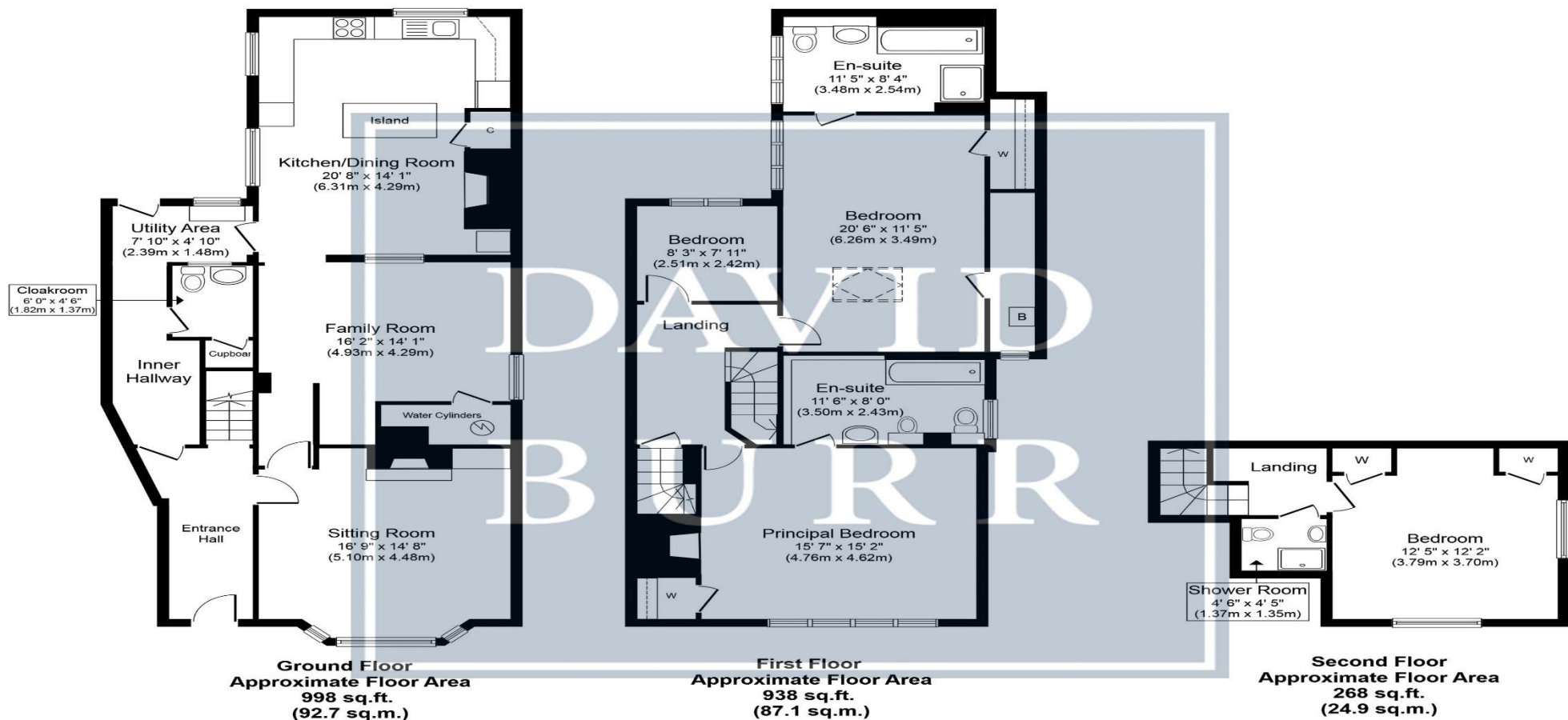
To the rear is a large paved courtyard garden which is private and ideal for entertaining. It has walled boundaries and a gate way leading to the garage via a driveway with share rights of way. The driveway also provides access to the large walled garden. The walled gardens features an expanse of lawn retained by shrub borders, trees and patio area enjoying a high degree of privacy from the neighbouring properties. There is also a garage as previously mentioned.

Very spacious family house	Gas central heating
Lots of character and history	Many period features
Large walled rear garden	Courtyard garden and garage
Four bedrooms	Ideal for town centre
Two reception rooms	Flexible accommodation
Three ensuites & cloakroom	Kitchen/dining room
Bishops Stortford 21 miles	M25 J27 approx. 40mins
Chelmsford 14 miles	Stanstead approx. 30mins
Colchester 16 miles	Braintree – Liverpool St. 60mins

### 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.





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: D. Council tax band: E.

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

### Contact details

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