

JOHN D WOOD & CO.

CHIPPING HILL WITHAM, ESSEX



GRADE II LISTED

3 BEDROOMS BATHROOM STUDY SITTING ROOM

DINING ROOM KITCHEN UTILITY/LOBBY

WORKSHOP STORE ROOM FORGE

COURTYARD GARDEN OFF STREET PARKING

GUIDE PRICE £345,000

FREEHOLD

A Grade II Listed character landmark property, believed to date to circa 1375; originally a Medieval Hall House together with an ancient forge, providing part commercial space within this residential property. The house is situated in a conservation area surrounded by other period properties and is ideally located for the rail commuter, being within a quarter of a mile of the main line station, which provides a popular route into London Liverpool Street (approximate 45 minutes journey time). The A12 offers a dual carriageway to London and the M25. Witham itself offers an extensive range of shops, schools and social facilities.



ACCOMMODATION Entrance door to...



DINING ROOM 9'9" x 8'11" (2.97m x 2.72m). Inglenook fireplace with hand crafted canopy and fire back, inset oak bressumer. Secondary glazed window to the front, fitted oak dresser, tiled floor extending to galley kitchen. Staircase ascending to the first floor with cupboard beneath.

KITCHEN High gloss white cupboards and drawers set beneath rolled edge work surfaces, matching wall units, concealed work top lighting. Range cooker with extractor unit above. Inset sink and drainer with mixer tap, window and door to...

UTILITY/REAR LOBBY Windows to the side and rear, door to courtyard, tiled floor, wall units.

FIRST FLOOR LANDING Secondary glazed window to the rear over looking the courtyard garden. Exposed timbers, radiator, wall mounted boiler, airing cupboard, latch doors to...



STUDY 5'10" x 4'8" (1.78m x 1.42m). Secondary glazed window to the rear over looking the courtyard. Steps up to sitting room.

BATHROOM 9'6" x 5' (2.9m x 1.52m). Part tiled walls, radiator, secondary glazed window to the rear. Washbasin, enclosed panel whirlpool bath with mixer tap and hand held shower over. WC.

BEDROOM THREE 10'4" x 6'5" (3.15m x 1.96m). Exposed timbers, radiator, secondary glazed window to the front.

BEDROOM TWO 10'2" x 6'11" (3.1m x 2.1m). Secondary glazed window to the front. Radiator, exposed timbers.

BEDROOM ONE 12' x 9'7" (3.66m x 2.92m) Fitted wardrobes and cupboards to one wall, secondary glazed window to the side, radiator, exposed timbers.

EXTERIOR Off street parking area to the immediate front and side of the property, courtyard garden to rear. Outside lavatory with tiled floor, window to rear, washbasin, WC.

WORKSHOP 18'8" x 15'6" (5.7m x 4.72m). Double doors to courtyard and to the side. Open to...

SITTING ROOM 15'9" x 10'2" (4.8m x 3.1m). Vaulted ceiling with exposed timbers, leaded light secondary glazed window to the front, open fireplace with brick hearth, radiator. Latch door to...



FREEHOLD

Guide Price £345,000

Subject to contract

Local Authority: Braintree District Council
01376 552525.

Tenure: Freehold

Reference: CHM130176

Viewing: Strictly by appointment with the Agent: JOHN D WOOD & CO. on 01245 344222. Prior to making an appointment to view John D Wood & Co strongly recommend that you discuss any particular points, which are likely to affect your interest in the property with a member of John D

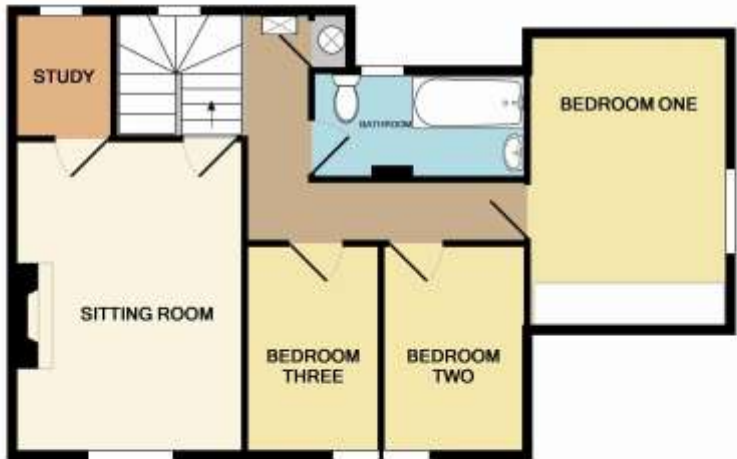


GROUND FLOOR
APPROX. FLOOR
AREA 1025 SQ.FT.
(95.2 SQ.M.)

STORE ROOM 13'2" x 6'6" (4.01m x 1.98m).
Double doors to courtyard.

FORGE 21'4" x 19'10" (6.5m x 6.05m). An irregular shaped room. Windows to the front and side, exposed timbers, door to office, two forge fires, fixed bench and vices. Open to workshop.

AGENTS NOTE We are advised that there is a covenant on the property stating that The



1ST FLOOR
APPROX. FLOOR
AREA 617 SQ.FT.
(57.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1642 SQ.FT. (152.5 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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