



# PESTELL & Co

ESTABLISHED 1991



CHURCH END, BROXTED  
GUIDE PRICE: £725,000

5 BEDROOM DETACHED HOUSE WITH 1 BEDROOM ANNEXE | LIVING ROOM | SITTING ROOM | KITCHEN DINER | 5 BEDROOMS & 4 BATHROOMS | 1 DOUBLE BEDROOM ANNEXE | UTILITY ROOM DOWNSTAIRS CLOAKROOM | BOOT ROOM | OFF ROAD PARKING FOR MULTIPLE VEHICLES | POPULAR VILLAGE LOCATION

[WWW.PESTELL.CO.UK](http://WWW.PESTELL.CO.UK)

01371 879100



## THE PROPERTY

A five bedroom property with a one bedroom annexe situated in the popular location of Broxton. The house consists of a living room, kitchen diner, sitting room, utility, boot room, five bedrooms and four bathrooms. Externally, the property boasts off road parking for multiple vehicles as well as approximately 1 acre of land.



LIVING ROOM 21'8" X 15'10"

SITTING ROOM 14'5" X 12'2"

KITCHEN DINER 19'5" MAX X 18'11"  
MAX

UTILITY

BOOT ROOM

CLOAKROOM

BEDROOM 4 18'2" X 12'1"

BEDROOM 5 11'10" X 9'1"

EN-SUITE







BEDROOM 1 13'5" MAX X 18'0" MAX

EN-SUITE

BEDROOM 2 13'5" X 10'10"

EN-SUITE

BEDROOM 3 13'5" X 9'7"

EN-SUITE



## THE HOUSE

With timber framed door opening into

ENTRANCE PORCH

With flooring, lighting and door opening into:

LIVING ROOM 28'1" X 15'10"

With ceiling lighting, wooden flooring, fireplace with stone hearth, TV, telephone & power points, wall lighting, windows to both front and rear aspect and doors to rooms

KITCHEN DINER 19'5" MAX X 18'11" MAX

Comprising an array of eye and base level cupboards and drawers, double bowl, single drainer stainless steel sink unit with mixer tap, recess and power for American style fridge freezer, freestanding oven with extractor fan over, an array of power points, inset ceiling lighting French doors opening out onto rear garden, tiled flooring and door through to:

UTILITY

Comprising an array of eye and base level cupboards and drawers, double bowl, single drainer sink unit with mixer tap, recess and power for chest freezer, recess and plumbing for washing machine, obscure glazed door opening out to rear garden, ceiling lighting and tiled flooring

BOOT ROOM

With window and door to side aspect, further window to front, ceiling lighting, storage cupboard, power points and door through to:

CLOAKROOM

Comprising a fully tiled and glazed shower cubicle with shower attachment, a low level W/C with integrated flush, wall mounted sink unit with duel taps, fully tiled bathroom, ceiling lighting and tiled flooring

SITTING ROOM 14'5" MAX X 12'2" MAX

With ceiling lighting, windows to front and side aspects, TV, telephone and power points and fitted carpet

BEDROOM 4 18'2" X 12'1"

With ceiling lighting, windows to front and side aspects, TV, telephone and power points, fitted carpet and door through to:

JACK & JILL EN-SUITE BATHROOM

Comprising a three piece suite of a panel enclosed bath with duel taps and shower attachment over, low level W/C with integrated flush, pedestal wash hand basin with twin taps, ceiling lighting, tiled flooring and door through:

BEDROOM 5 11'10" X 9'1"

With ceiling lighting, windows to front and side aspects, TV, telephone and power points, fitted carpet and door through to Jack & Jill En-Suite Bathroom

FIRST FLOOR LANDING

With Ceiling lighting, Velux window to front, airing cupboard fitted carpet and doors to rooms

BEDROOM 1 18'5" X 13'0"

With ceiling lighting, windows to front and side aspects, TV, telephone and power points, wall mounted radiator, fitted carpet and door through to:

EN- SUITE

Comprising a three piece suite of a panel enclosed bath with duel taps and shower attachment over, low level W/C with integrated flush, wash hand basin with twin taps and cupboard storage, ceiling lighting, tiled flooring

BEDROOM 2 13'5 X 10'10"

With ceiling lighting, windows to front and side aspects, TV, telephone and power points, wooden flooring, wall mounted radiator and door through to:

EN- SUITE

Comprising a fully tiled and glazed shower cubicle with shower attachment, a low level W/C with integrated flush, wall mounted sink unit with duel taps, fully tiled bathroom, ceiling lighting and tiled flooring

BEDROOM 3 13'5" X 9'7"

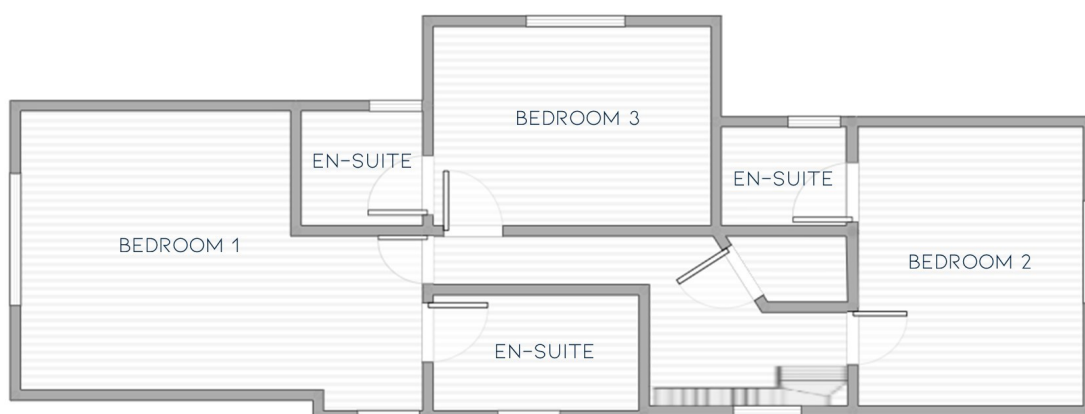
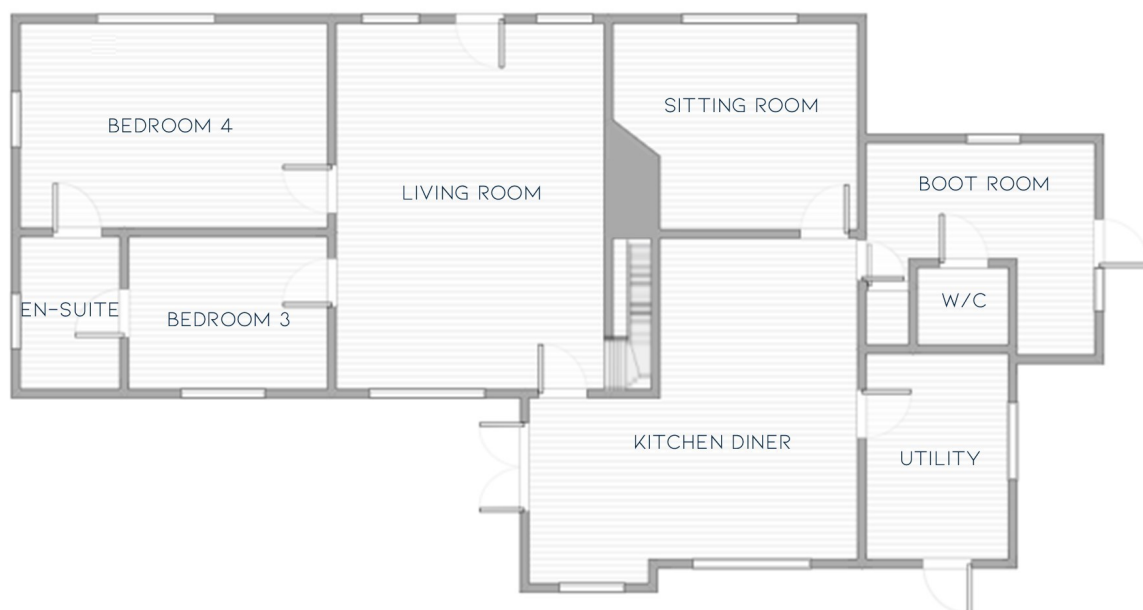
With ceiling lighting, windows to front and side aspects, wall mounted radiator, TV, telephone and power points, fitted carpet and door through to:

EN- SUITE

Comprising a fully tiled and glazed shower cubicle with shower attachment, a low level W/C with integrated flush, wall mounted sink unit with duel taps, fully tiled bathroom, ceiling lighting and tiled flooring

## OUTSIDE

The property enjoys a approximately 1 acre of land with two stables and small turnout paddock with countryside views and off street parking for multiple vehicles which is approached via a quiet country lane.



WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?  
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100



## THE ANNEXE

A one double bedroom self contained property ideal for extended family, guests or rental opportunity. The annexe boasts a living room diner, kitchen, double bedroom, bathroom and a spacious loft room and has previously achieved £825pcm as a rental property.



LIVING ROOM DINER 16'0" MAX X 10'10" MAX

KITCHEN







BEDROOM 10'10 X 8'10  
BATHROOM  
LOFT ROOM 22'1" X 8'4"



## THE ANNEXE

With upvc panel obscure glazed front door opening into:

### KITCHEN

Comprising an array of eye and base level cupboards and drawers, complementary rolled work surface and tiled splash back, free standing electric oven and hob, recess and power for under counter fridge, recess and plumbing for washing machine, one and a half bowl single drainer stainless steel sink unit with mixer tap, window to front, ceiling lighting, wall mounted fuse board, tiled flooring stairs up to first floor room and door through to:

### LIVING ROOM DINER 16'0" MAX X 10'10" MAX

Laid out in an 'L' shape formation with windows to both side and rear aspects, ceiling lighting, wall mounted radiator, TV & Power points, fitted carpet and doors to rooms

### BEDROOM 10'10" X 8'10"

With ceiling lighting, windows to two aspects, wall mounted radiator, under stairs storage cupboard, power points and fitted carpet

### BATHROOM

Comprising a three piece suite of a panel enclosed bath with dual taps, fully tiled and glazed surround and electric shower over, closed couple W/C, pedestal wash hand basin with twin taps, ceiling down lighting, obscure glazed windows, wall mounted radiator, linoleum flooring

### LOFT ROOM 22'1" X 8'4"

With two Velux windows, to rear, wall mounted radiator cupboard housing hot water cylinder and an array of telephone and power points

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THE HOUSE:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63   D
39-54	E	40   E	
21-38	F		
1-20	G		

THE ANNEXE:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		

THE LOCATION

Church End is a located in the village of Broxted, which is between the popular market town of Great Dunmow and historic Town of Thaxted, both offering eateries, shops, boutiques and recreational facilities. Also close by is the village of Great Easton with its popular primary school. The nearby A120 can be accessed just outside Great Dunmow with fast links to Stansted Airport and the M11 and M25 Motorways.



## GENERAL REMARKS & STIPULATIONS

Folio 3238

## FULL ADDRESS

Goodacres, Church End, Broxted, CM6 2BX

## SERVICES

Mains electricity, oil fired central heating, water.

## LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER  
01799 510510

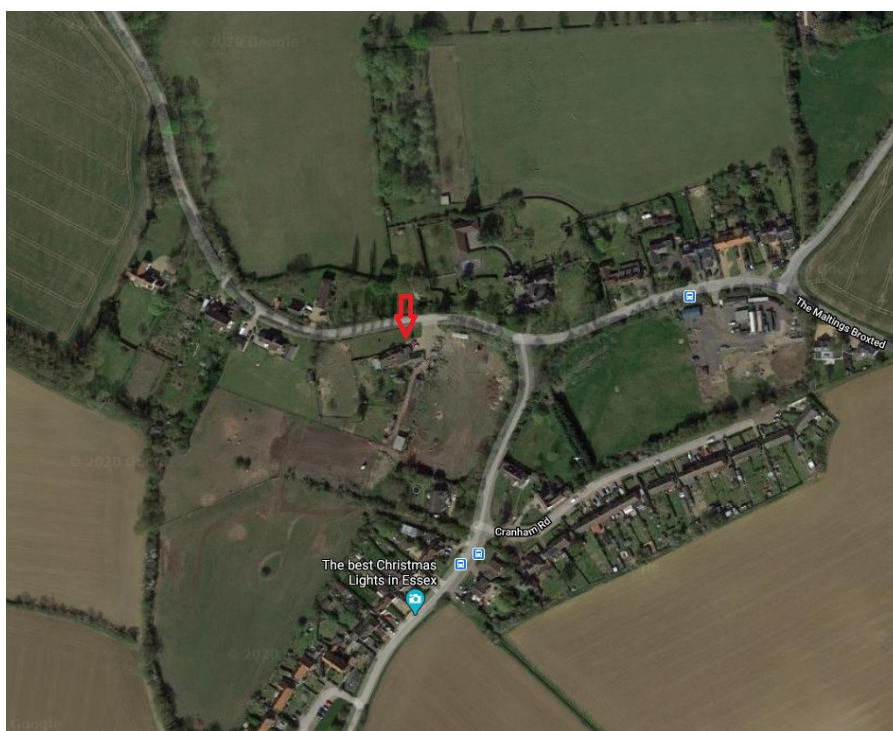
## COUNCIL TAX BAND

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## VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

## DIRECTIONS



## OFFICE OPENING TIMES

**7 days a week.** Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

## IMPORTANT NOTICE

**AGENTS NOTE:** The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

ESTABLISHING OURSELVES AS A LEADING LOCAL  
AGENT FOR 30 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF  
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY SOLD?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN  
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?