



Little Braxted Mill House, Little Braxted Lane,
Little Braxted, Essex

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Little Braxted Mill House

Little Braxted Lane, Little Braxted, Essex, CM8 3EU

A Grade II listed mill house with six bedrooms, attractive accommodation and a beautiful garden

Witham town centre 1.4 miles, Witham mainline station 1.6 miles (45 minutes to London Liverpool Street), Chelmsford city centre 11 miles, Stansted airport 23 miles, M25 (Jct 28) 26 miles

Reception room | Sitting room | Conservatory
Dining room | Kitchen | Utility | Principal bedroom with dressing room | 5 Further bedrooms | Study | Family bathroom | 2 Shower rooms | EPC rating F
Double garage | Garden

The property

Little Braxted Mill House is a charming period property, occupying part of a former mill across the River Blackwater. The idyllic property offers flexible, light-filled accommodation and plenty of period character including exposed beams.

There are four beautifully presented reception rooms on the ground floor, including the semi open-plan reception and dining room with its ceiling and vertical timber beams and brick-built fireplaces. There is also a comfortable separate sitting room with a dual aspect, and a sunny, south-facing conservatory to the rear, which overlooks the stunning garden and river. The kitchen has farmhouse-style units, a butler sink and an Aga, as well as space for a breakfast table, while the adjoining utility room provides further storage space.

There are three double bedrooms on the first floor, plus a spacious landing area which can

be used as an additional reception room. The principal bedroom has its own dressing room with built-in storage, while the first floor also includes a study, a family bathroom and a shower room. The second floor provides a further three bedrooms, which could also be used as office space or additional reception rooms.

Outside

At the front, the house opens onto peaceful Little Braxted Lane and includes an area of lawn across the lane. There is a gravel parking area to the side of the house, which provides access to the double garage for further parking. The stunning southwest-facing rear garden provides a relaxing setting beside the mill stream, which flows gently past to re-join the River Blackwater a little further downstream. The garden also includes paved terracing for al fresco dining, immaculate lawns, colourful flowerbeds, established border hedgerow and several mature trees.

Location

Little Braxted is a small village on the edge of the town of Witham in the north of Essex. The village itself is a small collection of houses clustered around a small parish church and surrounded by the beautiful countryside of this rural part of Essex. Everyday amenities are close-at-hand in the bustling town of Witham, while there is excellent shopping and entertainment available at the nearby Freeport development in Braintree, or in the county town of Chelmsford. Witham also provides a choice of schooling, including the outstanding-rated Maltings Academy and several outstanding primary schools. Rail links to central London are excellent, with Witham providing regular services to London Liverpool Street (45 minutes). The area is also well-connected by road, with the A12 providing access towards Colchester, Chelmsford and the M25.





Floorplans

Main House internal area 3,581 sq ft (333 sq m)

Garage internal area 348 sq ft (32 sq m)

Denotes restricted head height

For identification purposes only



The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Directions

With Strutt & Parker's Chelmsford office on the left, head east on Rainsford Road, and take the first turning on the right onto Coval Lane. Turn left onto Parkway (A1060) and go straight ahead at two roundabouts to continue on Parkway. At the third roundabout, take the first exit onto Chelmer Road (A138), and continue straight ahead at two roundabouts, remaining on the A138. After just over two and a half miles following the A138, take the left lane and merge onto the A12 towards Colchester. Leave the A12 at junction 22 and then turn left onto Coleman's Bridge, passing back across the A12 and turning right onto Little Braxted Lane. You will find the property on the right-hand side after half a mile.

General

Local Authority: Maldon District Council

Services: Mains electricity and water. Oil fired central heating. Private drainage.

Council Tax: G

Tenure: Freehold

Guide Price: £1,150,000

Chelmsford

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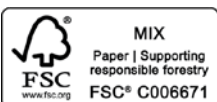
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