



Oak Cottage

Mill Road, North End, Essex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A splendid five-bedroom Grade II listed cottage with outbuildings and beautiful gardens, in an idyllic hamlet

A delightful period cottage with charming original details, modern additions and beautifully presented gardens, located in a peaceful and picturesque position in the small Essex hamlet of North End. The property has been extended to provide more than 2,500 square feet of beautifully appointed living space, while there are also several outbuildings, offering the potential for further development.



3 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



1 BED ANNEXE BARN



0.7 ACRES



FREEHOLD



HAMLET



3,420 SQ FT



**GUIDE PRICE
£1,450,000**

The property

Oak Cottage is an enchanting Grade II listed property, which has been sympathetically refurbished over the last few years. The property is thought to date from around the 17th century and features timber framing with plastered elevations, while inside there are exposed timber beams and original brick fireplaces alongside elegant, understated modern décor and styling. Set within the small yet well-connected hamlet of North End, it lies three miles from Great Dunmow and 1.4 miles from Felsted School.

The main reception room is located at the front of the home, with its two bay windows welcoming plenty of natural light, as well as timber beams overhead and the impressive brick-built inglenook fireplaces. There is also a useful study for home working, while the south-facing conservatory provides further space in which to relax and take in views across the sunny South East facing garden. The recently refurbished boot room and bathroom are located to the west side. A recently updated open-plan kitchen and dining area measures 29ft and features a beautifully appointed kitchen with

fitted units, a pantry and integrated appliances by Neff. The social, open layout also includes a dining area in a modern extension, with a vaulted ceiling, exposed timber beams and French doors opening onto the garden. One double bedroom with a dressing area and en suite shower room is located on the ground floor, with a Juliet balcony providing splendid views across the garden. Stairs lead to the lower level, where there is a further double bedroom with a dressing area and modern en suite bathroom, as well as bi-fold doors opening onto the sunken courtyard area. The wine cellar is also located on this level which is climate controlled via an air conditioning unit.

The first floor provides a further three well-presented bedrooms, including the generous principal bedroom with its built-in wardrobes and recently installed en suite bathroom. The first floor also has a WC and an attic store, while the modern family bathroom is located on the ground level.



Outside

The property is set within delightful and beautifully maintained gardens to both the front and rear. At the front there are pristine lawns bordered by hedgerows and dotted with various mature trees, with a new shingle driveway laid to the front with granite sets around the border. This driveway provides ample off road parking and potential for a cart lodge (subject to planning and listed buildings approval). The additional driveway to the side offers separate access to the Essex T- Barn, which subject to planning, offers potential for residential conversion or garaging. The historical outbuilding located within the grounds has undergone restoration in recent years and the current configuration is arranged with a bedroom, bathroom and sitting room. This building offers further potential, again, subject to the relevant planning permissions. The garden at the rear is southeast-facing and includes a patio area for al fresco dining, raised beds for vegetable growing, a greenhouse and a pond as well as extensive level lawns, bordered by established shrubs, hedgerows and flowering perennials.

Location

The property occupies a sought-after location in the small hamlet of North End, just over three miles from the historic market town of Great Dunmow. Nearby Felsted has several everyday amenities, including local pubs, a village hall and a convenience store, while Great Dunmow provides a range of everyday amenities, including several shops and a large supermarket. Further amenities, including an extensive selection of shops, supermarkets and leisure facilities can be found in Braintree or Chelmsford, eight and 10 miles away respectively. Schooling in the area includes the outstanding-rated Felsted Primary School and the independent Felsted School in Great Dunmow, while further schooling is available in Braintree and Chelmsford. The area is well connected by road, with the A120 providing easy access to nearby Stansted Airport and the M11 just 10 miles away. Chelmsford provides fast and regular national rail connections towards London Liverpool Street (36 minutes).



Distances

- Felsted 1.4 miles
- Great Dunmow 3.7 miles
- Braintree 8.0 miles
- Chelmsford 10.0 miles
- Bishops Stortford 12.5 miles
-

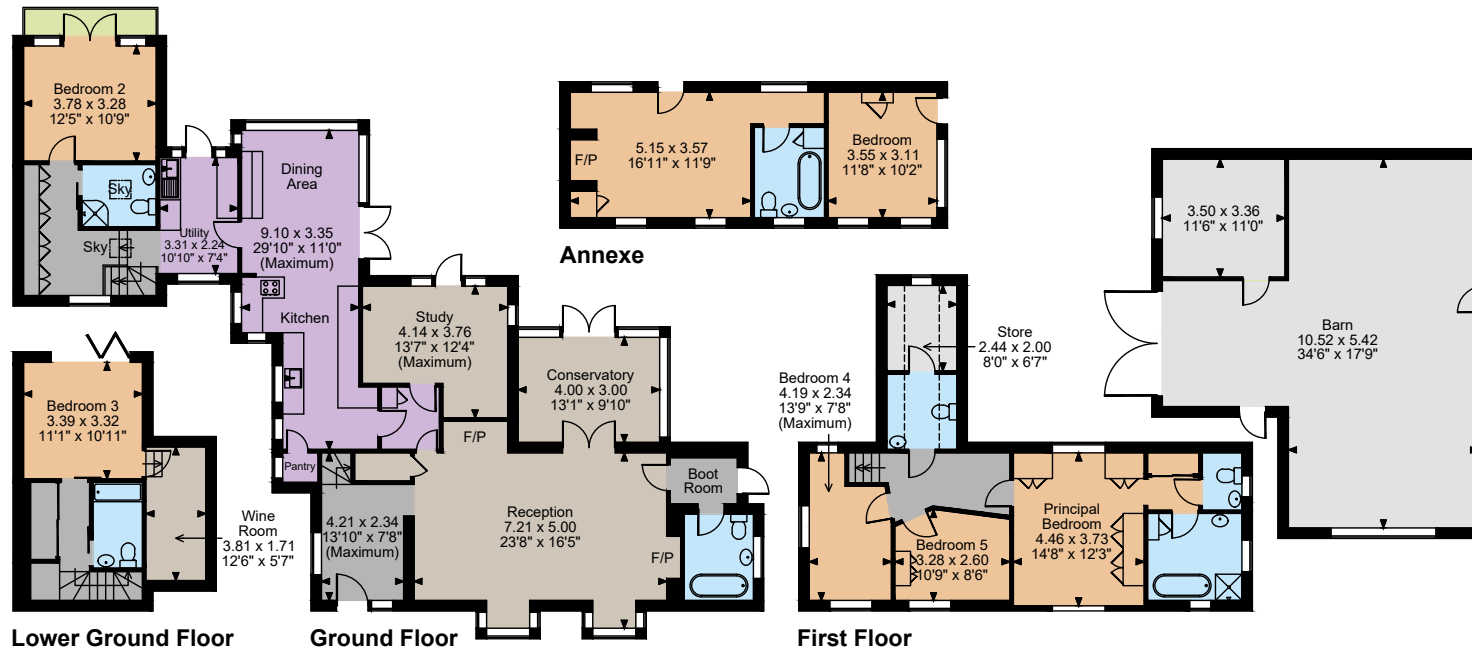
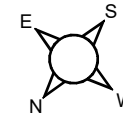
Nearby Stations

- Stansted Airport
- Braintree
- Witham
- Chelmsford

Nearby Schools

- Felsted School
- Coopersale Hall School
- Gosfield School
- St John's School
- The King's School





The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8644845/TML

Floorplans

Main House internal area 2,533 sq ft (235 sq m)
Annexe internal area 402 sq ft (37 sq m)
Barn internal area 887 sq ft (82 sq m)
Balcony external area = 30 sq ft (3 sq m)
Total internal area 3,822 sq ft (355 sq m)
For identification purposes only.

Directions

CM6 3PE

what3words: ///torches.fond.horn - brings you to the driveway

General

Local Authority: Chelmsford City Council

Services: Mains electricity and water. Private drainage - Mantair water purification system, we understand this does comply with relevant regulations. Oil fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

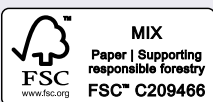
EPC Rating: E

Chelmsford

Coval Hall, Rainsford Road, Chelmsford CM1 2QF

01245 254600

chelmsford@struttandparker.com
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

