



Hedgerow Cottage


Noakes Lane, Little Waltham, Essex


**STRUTT
& PARKER**


BNP PARIBAS GROUP


A charming detached five bedroom cottage positioned amidst open countryside, near a sought-after village.


A recently extended period home, that combines modern amenities with retained features, including exposed wall and ceiling beams, original fireplaces, and a wealth of exposed wooden flooring throughout the ground floor. The result is a cohesive space for family living and entertaining, set in a semi-rural location close to local amenities.


**3 RECEPTION ROOMS**


**5 BEDROOMS**


**3 BATHROOMS**


**DOUBLE GARAGE**

**0.36 ACRES**

**FREEHOLD**

**RURAL**

**2,391 SQ FT**

**GUIDE PRICE £1,100,000**

The property

Hedgerow Cottage is an beautiful rendered period family home, sensitively extended by the current owners to provide almost 2,400 sq ft of light-filled flexible accommodation arranged in a U shape over two floors.

Configured to provide an ideal environment for family living and entertaining, the accommodation combines modern amenities and extensive exposed wooden flooring across the ground floor with period features, including casement glazing, exposed wall and ceiling beams, and original fireplaces. Internally, the cottage comprises a quadruple-aspect sitting room with a feature exposed brick chimney breast and fireplace with wood-burning stove, and French doors opening onto the rear terrace; a family room with a feature fireplace and wood-burning stove, also with French doors to the terrace; and a drawing room with a striking exposed brick inglenook fireplace. The ground floor accommodation is completed by a kitchen and dining room, the kitchen having a range of wall and base units including a breakfast bar, complementary

work surfaces and splashbacks, an Aga, modern integrated appliances and opening into a fitted utility room with en suite cloakroom. The dining area has space for a good-sized table and French doors to the rear terrace.

The first floor offers three front-aspect bedrooms, two of which feature fitted storage, along with a family bathroom. In addition, two further double bedrooms, each benefit from skylights and French doors opening onto private rear-aspect Juliet balconies with views over the garden and surrounding countryside. The principal bedroom also features fitted storage and a modern en suite shower room.





Outside

Having plenty of kerb appeal, the property is approached through double five bar gates over a gravelled driveway providing private parking and giving access to a detached double garage. Subject to consent it could offer potential for conversion to an annexe or home office.

The generous wraparound garden to the side and rear offer areas of level lawn, one accessible through a five bar gate from the lane, and features a detached brick-built outbuilding, numerous seating areas including a gazebo-covered paved area and a vegetable garden with sheds and raised beds together with a spacious paved wraparound terrace, ideal for entertaining and al fresco dining. The whole is screened by mature hedging and enjoys far-reaching views over neighbouring countryside.

Location

The property is situated in a rural position near to Little Waltham, a pretty village in a peaceful setting with easy access to day-to-day amenities including two churches, two pubs, a sports and social club, golf centre, cricket club and primary school. Hatfield Peverel offers churches, local shopping, a Post Office, library, GP surgery and numerous pubs. Chelmsford offers a comprehensive selection of independent and high street stores, two shopping centres, six retail parks and excellent sporting facilities. Braintree and Colchester also offer comprehensive amenities. Communications links are excellent: the A12 links to the M11 and motorway network, and Hatfield Peverel station (5.0 miles) offers excellent rail links to central London in around 40 minutes.



Distances

- Little Waltham 2.9 miles
- Hatfield Peverel 4.6 miles
- Chelmsford 6.7 miles
- London Stansted Airport 16.3 miles
- Colchester 22.1 miles

Nearby Stations

- Hatfield Peverel 4.6 miles
- Chelmsford 6.7 miles

Key Locations

- Chelmsford Museum
- Hylands House and Estate
- Hatfield Forest

Nearby Schools

- The Beaulieu Park School
- Chelmsford County High School
- New Hall
- Elm Green Prep t Anne's
- St Cedd's
- KEGG's





The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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Floorplans

Main House internal area 2,391 sq ft (222 sq m)

Garage internal area 328 sq ft (31 sq m)

Outbuilding internal area 82 sq ft (8 sq m)

Total internal area 2,801 sq ft (260 sq m)

For identification purposes only.

Directions

CM3 3NG

what3words: ///represent.brother.dolphin - brings you to the driveway

General

Local Authority: Chelmsford City Council

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

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

Council Tax: Band G

EPC Rating: E

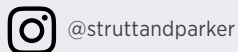
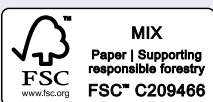
Agents Note: Permission has been granted for a solar farm in the surrounding area named Longfield Solar Farm. More details are available on the governments website, local council, EDFs website or upon request from the agent.

Chelmsford

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