

Sheepcotes Farm,
Silver End



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Land and property. Since 1885.

A handsome Grade II listed farmhouse with a wealth of characterful accommodation and extensive gardens and grounds, set in a peaceful rural setting

The property

Sheepcotes Farm is a substantial period farmhouse of considerable character, believed to date from the late 16th or early 17th century. This Grade II listed home is distinguished by its attractive brick elevations and a wealth of well-preserved character features throughout.

The ground floor offers five comfortable, flexible reception rooms, including the 23ft sitting room with its vertical timbers, inglenook fireplace and two large south-facing windows overlooking the front garden. There is also a useful study, a beautifully appointed dining room with wooden parquet flooring, a secondary sitting room with a panelled wall and a grand fireplace fitted with a log burner, and a games room providing further space in which to relax or entertain. Additionally on the ground level, the well-equipped kitchen has tiled flooring, handmade wooden units and an Aga, as well as space for a breakfast table and French doors opening to the garden at the side.

Upstairs there are five well-presented double bedrooms, four of which benefit from sunny south-facing aspects. They include the generous principal bedroom with its built-in storage, dressing room and en suite bathroom with a bathtub and a separate shower unit. One further bedroom has an en suite shower room, while the upper level also has a family bathroom.

Outside, the property is set in extensive, beautiful gardens and grounds, with rolling lawns and meadows to the front, sides and rear. There is also a large patio area at the rear of the house for al fresco dining, a heated swimming pool with a sun terrace and a vegetable garden with raised beds and a greenhouse. Outbuildings include two detached garages, a further integrated garage and a large barn and stable complex.



Location

Sheepcotes Farm is located in a small village between the towns of Braintree and Witham in the north of Essex. The village provides a variety of everyday amenities including a local shop, a pub and a primary school, while further facilities are close-at-hand in the bustling towns of Witham and Braintree, including an excellent choice of shops and supermarkets. There is excellent additional shopping and entertainment available at the nearby Freeport outlet shopping development in Braintree, or in the county town of Chelmsford. Local independents include Gosfield, Felsted and New Hall. 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.

Postcode region: CM8

General

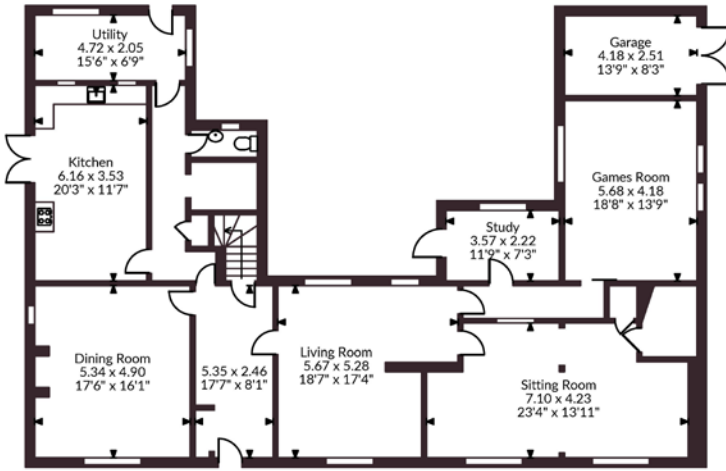
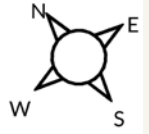
Local Authority: Braintree District Council
Services: Mains electricity and water. Oli fired central heating.
Private drainage which we understand is compliant.
Council Tax: Band G
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

6,170 sq ft (573 sq m)
5 reception rooms | 5 bedrooms
3 bathrooms | Garaging
Large barn | Stable complex
About 2 acres
Freehold
Village/Rural

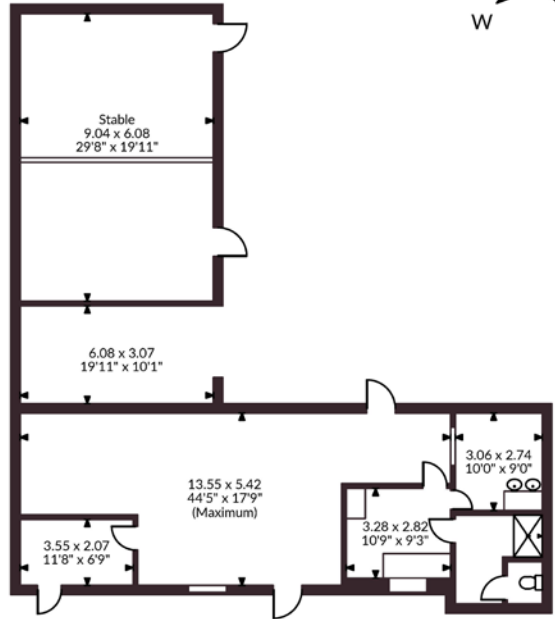
Guide price £1,250,000



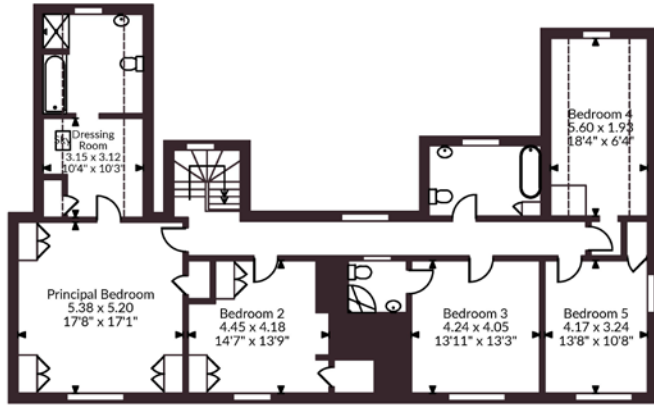
Sheepcotes Farm, Sheepcotes Lane, Silver End, Witham
 Main House internal area 3,644 sq ft (338 sq m)
 Garages internal area 588 sq ft (55 sq m)
 Barn & Outbuilding internal area 1,938 sq ft (180 sq m)
 Total internal area 6,170 sq ft (573 sq m)



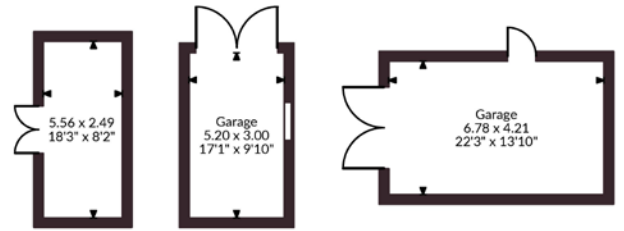
Ground Floor



Barn



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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