



Orchard Cottage, 74 The Street, Black Notley, Essex

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Orchard Cottage

74 The Street, Black Notley, CM77 8LL

A charming detached family home with a wealth of character, in a village setting with rail links to London

Crossing railway station 0.9 miles, Braintree 2.8 miles, Witham 5.8 miles, Chelmsford 11 miles, Stansted Airport 19 miles, Colchester 19 miles, Central London 51 miles

Drawing room | Dining area | Sitting room
Kitchen/breakfast room | Utility | Cloakroom
Principal bedroom with en suite shower room
3 Further bedrooms | Family bathroom | Garage
Store | Garden | EPC rating C

The property

Positioned within the village centre, Orchard Cottage offers the perfect blend of preserved period features and modern presentation providing an environment well-suited to 21st century lifestyles. The ground floor offers an open ambience and free-flowing layout, with a light-filled, triple aspect drawing room featuring glazed bi-folding doors which connect to the garden. Exposed beams, brickwork and wooden flooring create a cohesive element in this sociable space with an adjoining dining area providing a setting to host family and friends whilst enjoying the warming aura of an open fire. The kitchen is fitted with contemporary cabinetry, topped with stone worktops, and features an island unit with breakfast bar centred around a brick column, along with attractive terracotta-tiled flooring. Serving as an alternative spot to spend downtime and relax, a sitting room is accessed from the kitchen, whilst an adjoining utility provides a home to domestic appliances.

On the first floor, the impressive, vaulted principal bedroom offers a luxurious retreat,

with an en suite, lengths of wardrobe storage and a feature arched window which, with six skylights, allows natural light to flood inside. There are three further bedrooms and a stunning family bathroom with free-standing tub and walk-in shower.

Outside

The property is approached via a cul-de-sac onto a driveway to access the detached garage, with a gravelled parking area at the frontage. Trellis-fencing incorporating gates to either side provides the boundaries to a courtyard at the entrance and a route to the rear garden. An area of lawn is framed by borders of mature shrubs, specimen trees and perennial plants, with a paved terrace offering opportunities for outdoor dining and relaxation whilst benefitting from the south-easterly aspect. Pavers across the grass link to a circular setting, which is currently home to a children's trampoline, and over to the far corner of the plot creating a pleasing design feature.

Location

The village of Black Notley offers local amenities including a coffee shop and public house, a Montessori Nursery, a village hall hosting clubs and events and a recreation ground. There is also Crossing station under a mile away. Communication links are excellent with easy access to the A120 and for commuters Crossing and Braintree train stations offer services to London Liverpool Street. The market town of Braintree provides a good range of facilities and services, along with the Freeport Outlet Centre situated to the south of the town, whilst the city of Chelmsford provides a comprehensive range of retail, leisure and cultural amenities. Well-regarded schooling in the district includes Felsted, New Hall (Chelmsford), St Mary's and Holmwood Hall in Colchester. For golf enthusiasts, there are nearby courses at The Notleys Golf Club, Braxted Park, Braintree Golf Club at Stisted, and Rivenhall Oaks Golf Club, whilst sailors have access to marinas and sailing clubs notably at West Mersea and Tollesbury.





Floorplans

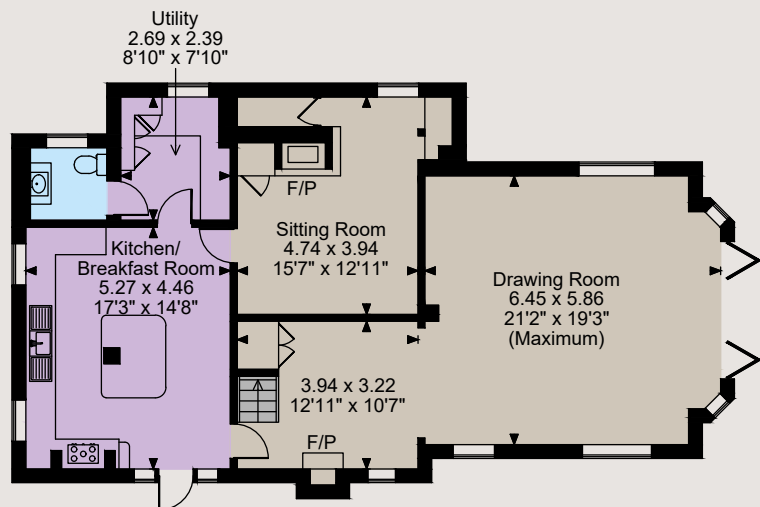
Main House internal area 2,138 sq ft (199 sq m)

Garage internal area 145 sq ft (14 sq m)

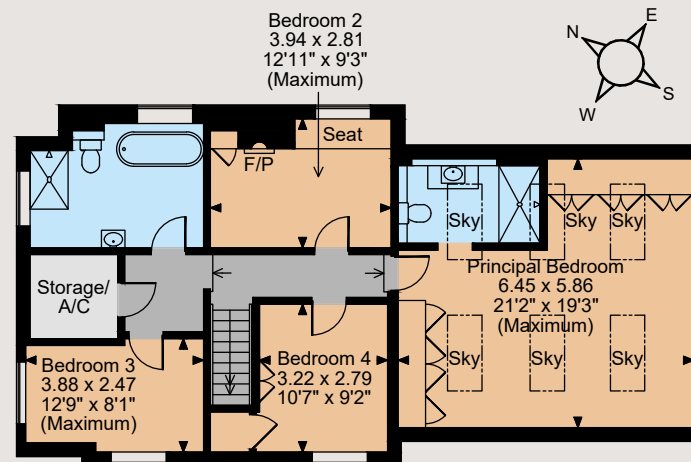
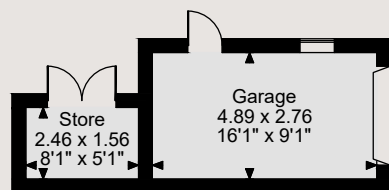
Store internal area 41 sq ft (4 sq m)

Total internal area 2,324 sq ft (216 sq m)

For identification purposes only.



Ground Floor



First Floor

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

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Directions

On reaching Great Notley, at the roundabout take the 2nd exit onto London Road sign-posted to Black Notley. At the 2nd roundabout, take the 2nd exit to join Bakers Lane and then bear right onto Church Road. At the junction turn right to join Witham Road and the property will be found after a short distance on the right.

General

Local Authority: Braintree Council

Services: All mains services connected. Mains drainage.

Council Tax: D

Tenure: Freehold

Guide Price: £750,000

Chelmsford

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