andersons



Oak Cottage, Broad Street Green, Hatfield Broad Oak

£595,000 Offers in Excess of

A delightful 3 - 4 bedroom Grade II Listed thatched cottage in a quiet location within walking distance to the village centre with large garden and off road parking. EPC exempt

Quality from home to home

andersonsproperty.com



Oak Cottage, Broad Street Green, Hatfield Broad Oak

£595,000 Offers in Excess of

Overview Summary

A delightful 3 - 4 bedroom Grade II Listed thatched cottage in a quiet location within walking distance to the village centre with large garden and off road parking. EPC exempt

Key features

- Recently Re Thatched & Painted Externally
- Exposed timbers & Brickwork
- Inglenook fire place
- Gas Central Heating
- Ground Floor Bathroom

- Easy access to local amenities and schools
- Off Road Parking for several cars
- Ground Floor Bedroom/Study
- Large Garden
- Two Staircases

Local area

Hatfield Broad Oak is mentioned as one of the largest market towns in the County in the Doomsday Book and is still today a very attractive village with a thriving community. Local amenities include a village shop, local butcher, Primary school, Parish church and an array of activities and leisure groups catering for all age groups. A regular bus service runs to Bishops Stortford for a wider selection of shopping and leisure facilities and main line rail link to London Liverpool Street station. Stansted Airport and M11 are a few minutes drive to the North.

Schools & Transport

- Helena Romanes School, 5.99 Miles
- Chelmsford County High Schools, 10.97 Miles
- Hatfield Broad Oak Under 5s, 0.14 Miles
- Hatfield Heath Community Primary School, 1.96 Miles
- Bishop Stortford College, 5.29 Miles

- Felsted School, 8.48 Miles
- King Edward VI Grammar School, 10.98 Miles
- Felsted Preparatory School, 8.23 Miles
- New Hall, 12.05 Miles
- Bishop's Stortford Station, 4.56 Miles

Further Details

Tenure: Freehold Local Authority: Uttlesford District Council. Tel 01799 510510 Total Sq Ft: Felsted office: 01371 822122

AGENTS NOTES: These particulars have been prepared in all good faith to give a fair overall view of the property, but should NOT be relied upon as statements of fact. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any of the contents, furnisings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. It should not be assumed that the property has all the necessary planning permissions, building regulations or other consents, and where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. The information in these particulars is given without responsibility on the part of an offer or a contract and neither Andersons nor its employees has any authority to make or give any representations or warranty whatsoever in relation to this property.

Oak Cottage is a most delightfully atmospheric thatched cottage, located within walking distance of the village centre and with accommodation that briefly comprises solid wood entrance door that gives access into the entrance hall.

ENTRANCE HALL

A fabulous hallway with oak door giving access to a spacious hallway having stairs rising to the master bedroom and steps down to the kitchen/breakfast room and further along an inner hallway is an oak door to the lounge/dining room, and further oak doors to the bathroom and bedroom (4)/study, ceiling light fittings, radiator and ample power points.

GROUND FLOOR BATHROOM

A good size bathroom comprising low level WC, wall mounted wash hand basin, panel enclosed bath with shower over, part tiled walls, ceiling light fitting, extractor fan and obscure glazed window to the side elevation.

KITCHEN/BREAKFAST ROOM 15'5 x 14'3 (4.70m x 4.34m)

A lovely old cottage style kitchen having exposed brick flooring and exposed brick chimney with oak bressumer where the Rangemaster stove comfortably sits with attractive ceramic tiled splash back, exposed ceiling timbers, dual aspect leaded light windows affording plenty of light, wooden working surfaces incorporate butler style sink with mixer tap, cut in drainer, bespoke oak cupboards with integrated dishwasher, spaces for washing machine and fridge, wall mounted oak cupboard with spice drawers and further oak cupboard with open plate rack and shelf, extractor fan, ceiling spotlights and light fitting, ample power points, radiator.

LOUNGE/DINING ROOM 23'2 x 14'8 (7.06m x 4.47m)

An absolutely charming room having a wealth of exposed wall and ceiling timbers and stud timbers dividing the seating and dining areas, (the dining area measures approximately 14'8 x 10'5/4.47m x 3.18m). There two further oak doors, one is an under stairs cupboard and the other is to the second set of stairs rising to the first floor, ceiling and wall mounted light fittings, radiator, TV and power points and feature inglenook fireplace with exposed brick chimney and hearth, dual aspect windows - two leaded light windows to the front elevation and a further two to the rear. There is also a further oak door giving access to the original front hallway, which is currently used as a cloaks cupboard and storage.

BEDROOM (4)/STUDY 10'9 x 9'7 (3,28m x 2.92m)

A very useful room with exposed timbers, light fitting, radiator and ample power points, again a very light room benefiting from leaded light windows to the front and side elevations.

FIRST FLOOR

From the hall a set of stairs rise to the master bedroom

MASTER BEDROOM 15'9 x 11'2 (4.80m x 3.40m)

A delightful master bedroom with vanity unit and inset wash hand basin, eaves storage, leaded light windows to the front and rear elevations, exposed timbers, ceiling light fitting, radiator, ample power points.

FIRST FLOOR LANDING

From the lounge/dining room a further set of stairs rise to the first floor landing. A spacious landing having doors to bedrooms (2) and (3), there are exposed timbers, light fittings, radiator and power points.

BEDROOM (2) 14'2 x 10'7 (4.32m x 3.23m)

A further double bedroom very light and airy having leaded light window to the front and rear elevations, exposed timbers, wall mounted light fittings, radiator, ample power points.

BEDROOM (3) 12'8 x 6'2 into the eaves (3.86m x 1.88m)

A charming bedroom up in the eaves with part restricted head height, having Velux windows to the rear elevation, exposed timbers, light fittings, radiator, ample power points.

OUTSIDE

The attractive garden wraps around three sides of the house and has been beautifully designed and well maintained. It is mainly laid to lawn with gravelled pathways and seating areas. There are a number of mature trees and shrubs borders. A Summerhouse sits in one corner and there is a designated bin and recycling area to the rear. The boundaries are of close boarded fence panels with attractive trellis topping. There is off road parking for a number of vehicles at the front of the property, again attractively designed with gravelled parking and timber panelled fence surround. A pedestrian gate gives access to the front garden and the front boundary is high mature hedging.















a • Baker's Cottage Cage End, Hatfield Broad Oak,Essex CM22 7HZ t • 01279 717929 e • hatfieldbroadoak@andersonsproperty.com

andersonsproperty.com