



The Old Rectory, 71 Witham Road, Black Notley, Braintree

£4,000 LET BY

A 7 Bedroom Grade II Listed property with substantial grounds. Excellent commuter links.
Rent includes a gardener. EPC exempt

Quality from home to home

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Overview Summary

A 7 Bedroom Grade II Listed property with substantial grounds. Excellent commuter links. Rent includes a gardener. EPC exempt

Key features

- A 7 Bedroom Grade II Listed detached property
- Large garden and pond
- Gym area with shower
- Playroom
- Dining room with open fireplace
- Rent to include gardener
- Audio System
- Downstairs cloakroom
- Study
- Formal lounge with open fireplace

Local area

Centrally located with excellent commuter links and easy access to schools.

Schools & Transport

Further Details

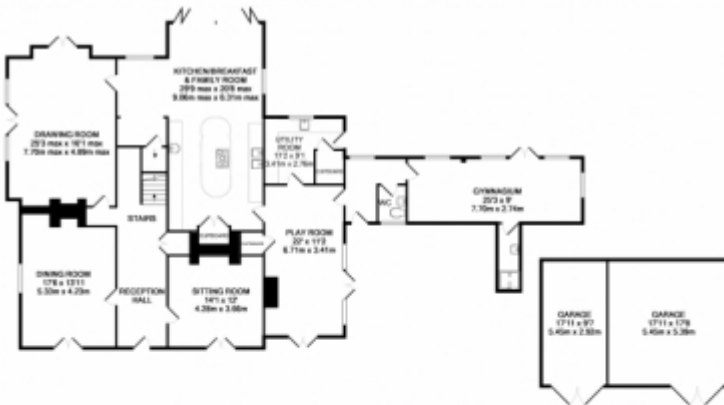
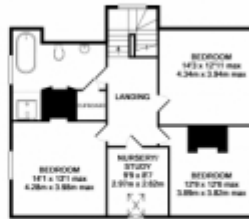
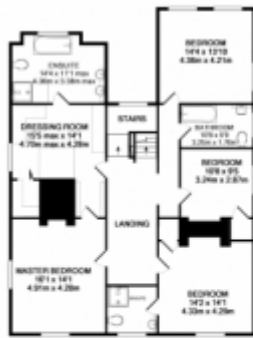
ADDRESS: The Old Rectory 71 Witham Road, Black Notley Braintree, Essex CM77 8LQ Rental: £4000 payable monthly in advance Including gardener Deposit: £4615 payable in cleared funds prior to the commencement of the tenancy Term: 12 months extendable Un-Furnished: carpets, curtains, blinds, light fittings Kitchen appliances: integrated - 2 x ovens, gas hob, steam oven, combi microwave, sub zero fridge/freezer, dishwasher Free standing Tumble dryer and washing machine - Audio system throughout. Form of heating: gas central heating List of accommodation & approx room sizes Ground floor Entrance hall: 28'x 7'with built in cupboard Kitchen/family room : 29'8 x 20'1 Formal lounge : 21' x 16' with open fireplace Dining room : 17'4 x 13'8 with open fireplace Study: 13'9 x 10'7 with built in shelves Playroom : 21'5 x 10'9 with built in cupboard Utility room: 10'7 x 10'5 Downstairs cloakroom Gym area : 25' x 8'9 with shower area 1st floor Master Bedroom : 16'2 x 14'1 door leading to dressing area 15' x 14'2 max. further door to en suite 14'3 x 11'2 Bedroom (2) : 14'1 x 13'7 with wardrobe and en suite Bedroom (3) : 14'2 x 13'6 Bedroom (4) 10'7 x 9'3 with wardrobe Family bathroom 2nd floor Bedroom (5) : 14'4 x 10'8 Bedroom (6) : 13' x 12'6 Bedroom (7) : 14' x 12'8 Bedroom (8) / Office : 9'6 x 8'7 Bathroom Large garden and pond Ample parking for several cars Garage available Pets: No. Children: Yes. Smoking: No

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, furnishings/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 Andersons or their Clients. The particulars do not form any 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.









TOTAL APPROX. FLOOR AREA 5027 SQ. FT. (504 x 96.4)

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