



1 Brickhouse End Cottage, Berden
CM23 1AZ



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1 Brickhouse End Cottage

Brickhouse End | Berden | CM23 1AZ

Guide Price £875,000

- Rural location
- Beautiful countryside views
- Extended period property
- Large garden, extending to just over an acre in total
- Planning permission granted for triple garage with room above (UTT/23/1142/HHF)
- 4 double bedrooms
- Orangery
- 4 reception rooms
- Two En-suite shower rooms
- Train stations within 4 miles

The Property

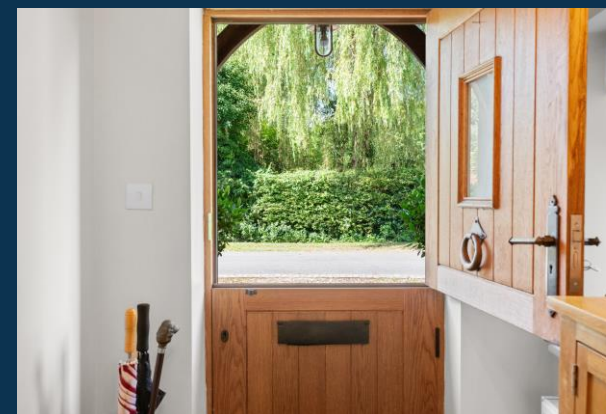
A pretty red brick cottage that has been updated and improved by the current owners, set in lovely country gardens approaching of an acre. This charming family home has a wealth of character, featuring a superb, well-appointed kitchen/breakfast room, orangery and open fireplaces.

The Setting

Brickhouse End is located adjacent to the village of Berden and is surrounded by rolling countryside and is within reasonable access of the supermarket at Clavering (approximately 3 miles away). The busy market town of Bishop's Stortford is approximately 7 miles away and offers an excellent range of amenities, including multiple shopping facilities, restaurants, schooling for all ages and many sports and social facilities. There is also a mainline railway station with connections to London Liverpool Street and Cambridge. J8 of the M11 is approximately 10 miles away, offering connections to London and Cambridge. Stansted International Airport is also located nearby.

The Accommodation,

A solid wood stable door opens into the main reception room with a redbrick fireplace and woodburning stove and stairs rising to the first floor and access to the kitchen and 2nd reception room. The superb kitchen/dining room is a particular feature of this property with bespoke country style kitchen units, electric Aga and flagstone flooring with underfloor heating, opening onto a beautiful Westbury orangery with 2 sets of doors leading out to the patio area and garden. It also benefits from a separate utility room / pantry & W/C. The dining area leads to a separate office and also has double patio doors leading out to the garden. The first floor offers a master bedroom with en-suite shower room. Bedroom 2 also has an en-suite shower room and there are a further 2 good sized double bedrooms and family bathroom.





Outside

To the front of the property there is a gravel driveway providing parking for several vehicles, whilst to the rear there is a well-established pretty country garden which is predominantly laid to lawn with mature trees and shrubs and countryside views. There is also a large garden shed and a paved patio/entertaining area.

Additional to this, the current owners have acquired further land to the rear of the property which provides a secondary access and also has planning permission granted to build a triple bay garage with store above. REF: UTT/23/1142/HHF

Services

Private drainage, oil fired central heating, mains water and electricity connected.

Tenure – Freehold

Property Type – Semi – detached

Property Construction – Brick with tiled roof

Local Authority – Uttlesford District Council

Council Tax – Uttlesford District Council

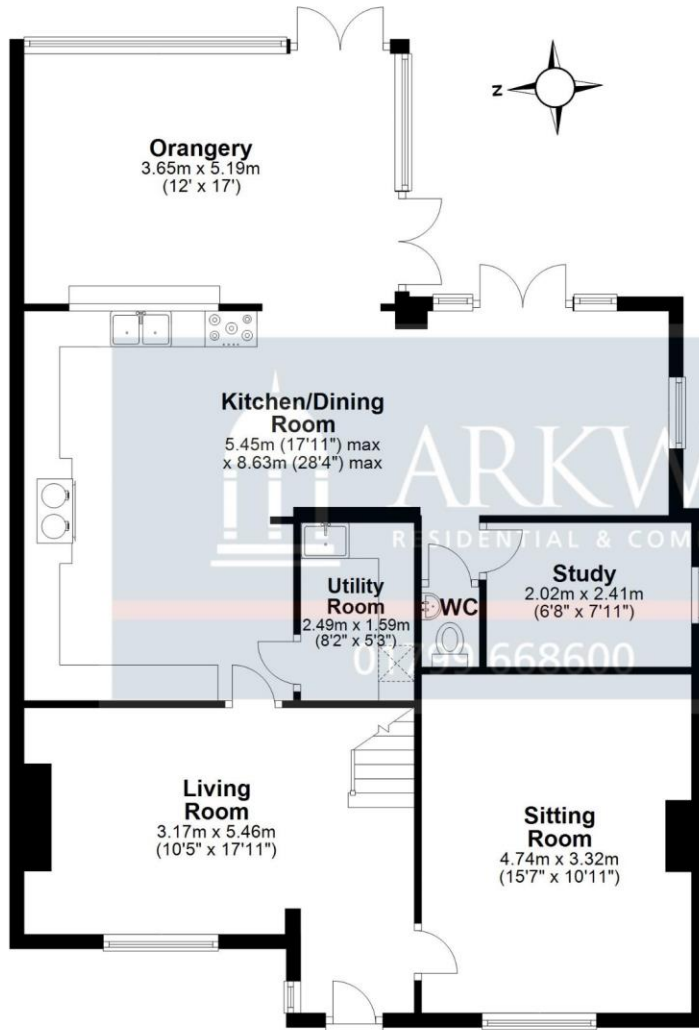






Ground Floor

Approx. 104.1 sq. metres (1120.3 sq. feet)



First Floor

Approx. 74.5 sq. metres (802.3 sq. feet)



Total area: approx. 178.6 sq. metres (1922.6 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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