



- Three bedroom detached house
- Grade II Listed
- Dating back to the 1600s
- Garage & Off road parking
- Approx 1/4 Acre plot
- Sought after village location
- Kitchen & Breakfast room
- Utility

### The Post House, Faulkbourne, Witham, Essex. CM8 1SQ.

Forming part of the frequently requested village of Faulkbourne, situated just a stones throw from the well served market town of Witham, which offers a variety of local amenities, as well as a mainline train station, is this grade II listed three bedroom detached cottage. The Post House occupies a fabulous 1/4 of an Acre plot which includes mature gardens, converted outbuildings ideal for a home office, detached garage and ample off road parking. This character filled home offers a piece of local history dating back to the 1600's, and the delightful accommodation displays great charm and original period features throughout, with beamed ceilings, brick built fireplaces, and exposed timber framing.



# Property Details.

## Kitchen & Breakfast Room



16' 6" x 13' 3" (5.03m x 4.04m) two windows to sides, radiator, wall & base units, tiled worktops, inset ceramic butler sink, tiled splash backs, tiled floor, space AGA style oven, space for fridge / freezer, door to side

## Living Room



14' 3" x 13' 0" (4.34m x 3.96m) window to side, door to side, radiator, television & telephone point, stairs to first floor, brick built fireplace with feature log burning stove

## Dining Room



14' 3" x 13' 0" (4.34m x 3.96m) two windows to sides, radiator, tiled floor

## Ground Floor Shower Room

window to side, heated chrome towel rail, low level W/C, hand wash basin, shower cubicles which is fully tiled, tiled splash back

## Utility / Inner Lobby

entry door & window to side, radiator, tiled floor, worktop, plumbing for washing machine

## First Floor Landing

window to side, loft access

## Master Bedroom



14' 3" x 13' 0" (4.34m x 3.96m) textured ceiling, radiator, window to side, double fitted wardrobes

# Property Details.

## Bedroom Two



10' 0" x 7' 9" (3.05m x 2.36m) textured ceiling, radiator, window to side

## Bedroom Three

13' 0" x 8' 6" (3.96m x 2.59m) textured ceiling, radiator, window to front, built in wardrobe

## Family Bathroom



Smooth ceiling, radiator, window to side, low level W/C, hand wash basin, roll top bath

## Gardens



mainly laid to lawn, patio area, side access via wooden gate, enclosed by fencing, outside tap & light, fruit trees & mature shrubs, access to garage & outbuildings

## Garage & Parking

there is a driveway which provides off road parking for multiple vehicles, single garage with power & lighting

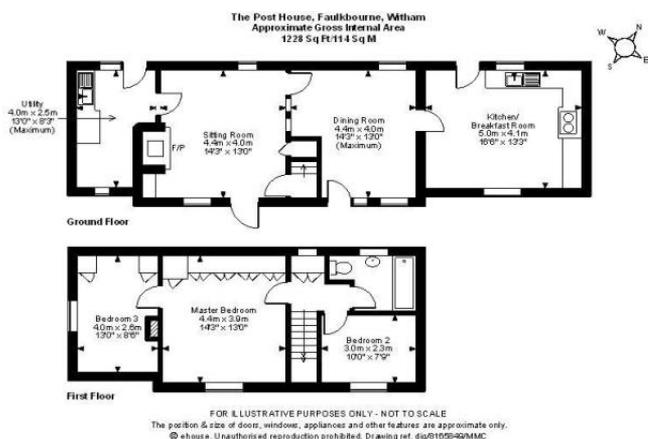
## Outbuildings



there is a generous outbuilding which has recently been refurbished by the current owners. (includes plug sockets, power & lighting)

# Property Details.

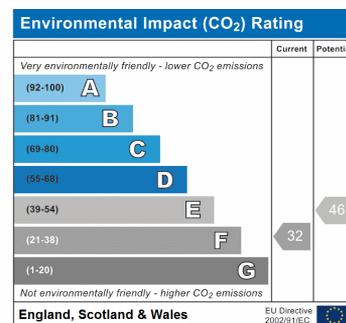
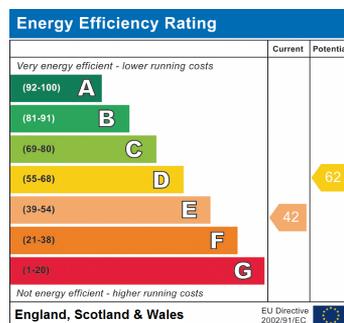
## Floorplans



## Location



## Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.