

Guide Price £600,000 - £650,000

# £600,000



- Three Bedroom Property
- Large Plot With Equestrian Facilities
- Sought After Village Of Cressing
- Refurbished Stables & Tack Room
- Garage & Studio/Office
- Kitchen/Dining Room
- 80sqm Store Room
- Potential To Extend & Develop (STPP)
- Separate Side Access With Electric
  Entry Gate
- Versatile Accommodation

## 2 New House Cottages, Church Road, Cressing, Braintree, Essex. CM77 8PF.

Michaels Property Consultants are delighted to offer the rare opportunity to acquire this rather unique 3/4 bedroom semi detached house, occupying a fabulous plot boasting equestrian facilities including paddocks, a menage, five stables, a recently refurbished tack-room, and an 850sqft store-room. Located within the highly sought after village of Cressing, which offers a good range of village amenities, as well as the Cressing train station, this traditionally built and character filled property lends itself perfectly to any purchaser seeing equestrian facilities with a limited budget.



Call to view 01376 337400



### Property Details.

#### **Ground Floor Accommodation**

#### **Entrance Porch**

#### Kitchen/Dining Room





20' 3" x 16' 5" (6.17m x 5.00m)

#### **Shower Room**

#### **Living Room**



17' 6" x 10' 5" (5.33m x 3.17m)

#### **Bedroom/Additional Reception Room**



10' 8" x 10' 5" (3.25m x 3.17m)

#### First Floor

#### **Bedroom One**

11'10" x 6'7" (3.61m x 2.01m)

#### **Bedroom Two**

8' 3" x 7' 10" (2.51m x 2.39m)

#### **Bedroom Three**

7' 10" x 7' 10" (2.39m x 2.39m)

#### Outside

#### Rear Garden



#### Garage

13' 11" x 9' 0" (4.24m x 2.74m)

#### Office

18' 2" x 9' 2" (5.54m x 2.79m)

# Property Details.

#### **Five Stables**



Each Measuring - 11'10" x 11'10" (3.61m x 3.61m)

#### Tack Room



11'7" x 6'7" (3.53m x 2.01m)

#### Outbuilding

15' 6" x 15' 5" (4.72m x 4.70m)

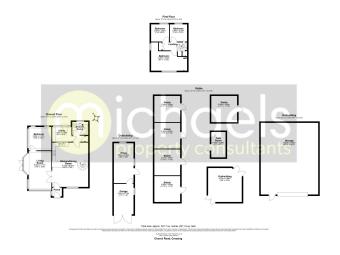
#### Storage Room



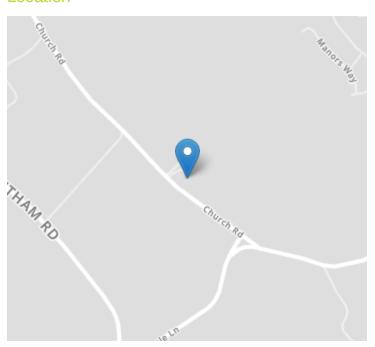
32' 10" x 26' 3" (10.01m x 8.00m)

### 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.

