



- Four bedroom thatched cottage
- Fully detached
- Three reception rooms
- Plot approaching 1/2 acre
- Garage & Apple off road parking
- Grade II Listed
- Spacious kitchen & Breakfast room
- Dates back to 17th century

### 116 Whitehouse, High Garrett, Braintree, Essex. CM7 5NX.

Occupying a fabulous plot approaching 1/2 an acre, is this one of a kind and well established four bedroom detached cottage dating back to the 17th century. Situated in the highly regarded High Garrett district of Braintree, the property itself is conveniently positioned just a short journey from the town centre, the mainline railway station and a selection of local amenities. 'Whitehouse' offers an array of spacious living accommodation spread across three sizeable reception rooms, along with an abundance of charming period features which include original dormer windows and exposed brick fireplaces.





# Property Details.

## Entrance Hall

Brick flooring Window to front. Under stairs cupboard. Original red brick fire place . Window to front. Door to rear garden. Access to first floor

## Sitting Room



14' 6" x 13' 1" (4.42m x 3.99m) 14' 6" x 13' 1" (4.42m x 3.99m)  
Original feature arched windows to front and rear. Red brick surround to fire place.

## Kitchen & Breakfast Room



16' 2" x 10' 0" (4.93m x 3.05m) A range of natural wood finished cupboards, drawers and eye level cabinets incorporating a sink unit inset to a long work surface. Two windows to front. Sealed brick flooring.

## Dining Room



14' 3" x 14' 3" (4.34m x 4.34m) Original feature arched window to front. Further window to rear. Red brick fire surround.

## Additional Reception Room

14' 3" x 7' 6" (4.34m x 2.29m) Originally the local post office, this room now has a multiplicity of uses, having a door outside to the front and a window to the side.

## Ground Floor Bathroom



Unusually spacious with suite comprising corner Jacuzzi style bath with shower fittings. Wash hand basin inset to vanity unit. Fully tiled. Door to:  
SEPARATE SHOWER ROOM with cubicle and fittings, wash hand basin, bidet and low level w.c. Fully tiled.. Utility Area with plumbing for automatic appliances.

## First Floor



# Property Details.

## Bedroom One



16' 0" x 14' 0" (4.88m x 4.27m) Arched dormer window to front. Built in wardrobes and storage cupboards

## Bedroom Two



14' 0" x 12' 6" (4.27m x 3.81m) Window to rear. Built in wardrobes and cupboards

## Bedroom Three



14' 0" x 12' 6" (4.27m x 3.81m) Arched dormer window to front. Fitted bedroom furniture incorporating wardrobes

## Bedroom Four

12' 6" x 10' 2" (3.81m x 3.10m) Two arched windows to side. Wash hand basin set to vanity unit. Further staircase down to hallway

## Cloakroom

Wash hand basin. Low flush W.C.

## Rear Hallway

Door to rear garden;

## Rear Gardens



The gardens approaching a half acre (not measured) are a particular feature of the property with farmland on three sides. Extensively laid to lawn the grounds have been well tended and with a cultivated vegetable garden. Soft fruit trees and cages. Mature hedges to boundaries with many mature small trees. There is a covered, but still accessible, well. A sizeable outhouse which at one time housed a bakery and is now a spacious storage room with separate outside W.C. South easterly aspect.

## Garage

With drive way for two cars and further parking to front. Possibility of further or alternative parking or garage space to far side of the property

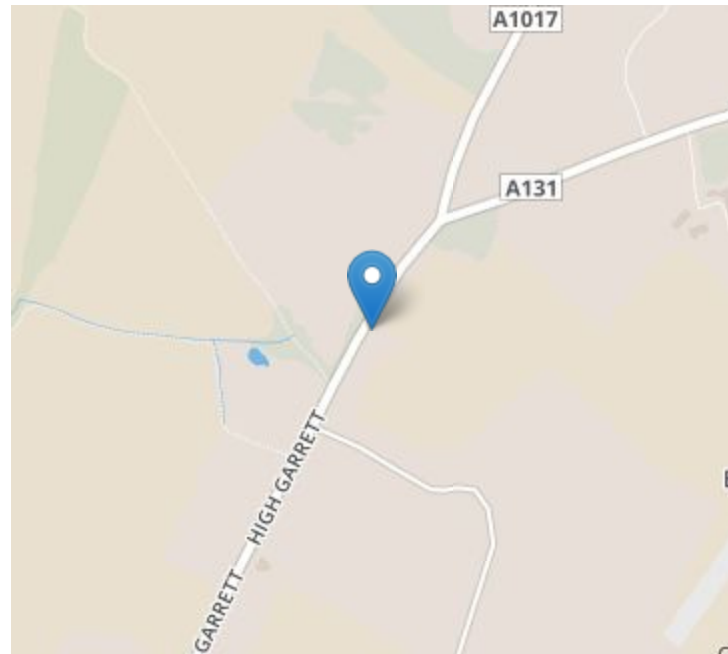
## Frontage

The property has a shallow fenced front garden. Access can be gained to the rear by either side of the property.

# 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.