



Beresfords

Asking Price £650,000

Freehold | 5 Bed | 2 Bath | House | Detached | Council Tax Band D | EPC To be confirmed | Ref NBC240959

Church Street Braintree CM7 5LQ

Beresfords are pleased to bring to market this beautifully presented and unique Five Bedroom Detached Family Home, offering CIRCA 0.25 of an Acre Plot, situated in the heart of the Historic Village of Bocking. Formally the village bakery, the property has been well-maintained by the current owners and benefits include a detached workshop with potential to be a self-contained annexe (STPP), off-street parking for numerous vehicles on a private driveway, two bathroom suites and character features throughout.

- Five Bedroom Detached Character Property
- Formally the Old Village Bakery
- Circa 0.25 of an Acre Plot
- Outbuildings Including a Workshop and Music Studio
- Potential for Outbuilding to become a Self-Contained Annexe (STPP)
- Off Street Parking for Numerous Vehicles on a Private Driveway
- Situated in the Heart of the Sought After Bocking Village
- Well-Presented and Maintained Throughout by the Current Owners
- Working Open Fireplace
- Convenient Access to A120/M11 Corridor



Scan the QR code for full details and key information on this property.





Beresfords - Braintree Sales

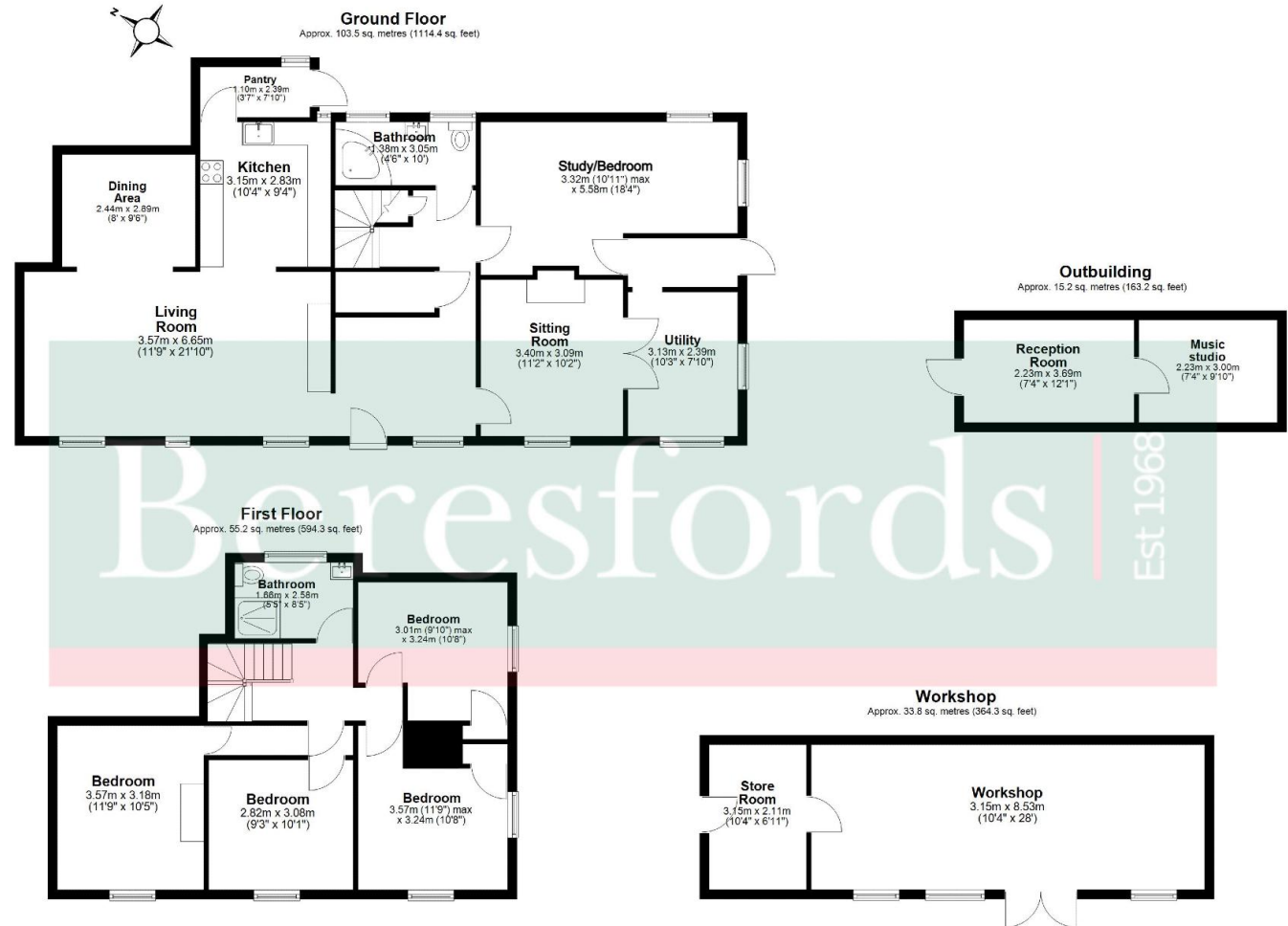
Beresfords Residential
74a High Street
Braintree
Essex
CM7 1JP

T: 01376 348 444

E: braintreesalesdept@beresfords.co.uk

www.beresfords.co.uk

Score	Energy rating	Current	Potential
92+	A	Awaiting EPC	
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 207.7 sq. metres (2236.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephoto | www.modephoto.co.uk
Plan produced using PlanUp

Church Street

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property