



Yew Tree Cottage, The Street, Messing, Essex

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**STRUTT
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Yew Tree Cottage

The Street, Messing, Essex, CO5 9TR

A landmark Grade II listed property with a stunning garden, located in a previous winner of The Essex Village of the Year

Tiptree 2.3 miles, A12 (Jct 24) 2.6 miles, Kelvedon mainline station 2.7 miles (51 minutes to London Liverpool St), Colchester city centre 8.3 miles, Chelmsford city centre 15.8 miles

Hall | Sitting room | Office/study | Dining room
Kitchen/breakfast room | Laundry room
4 Bedrooms | Family bathroom | Shower room
Garden

The property

Yew Tree Cottage is a delightful Grade II listed detached property, dating originally from the 15th century with 18th century additions. The property has attractive rendered elevations, splendid interiors with plenty of character and enchanting country gardens.

There are three beautifully presented reception rooms and a bedroom on the ground floor, all of which combine period details with stylish modern fittings and décor. Features include exposed timber beams, sash windows, wooden parquet flooring and impressive open fireplaces. The well-proportioned sitting room is partially divided by vertical timbers, providing two distinct seating areas, one of which is focused around an open fireplace. There is also a useful office/study with French doors opening onto the garden, a formal dining room with a grand brick-built fireplace and a bedroom. At the rear, the kitchen/breakfast room has shaker-style units, a central island, a stainless steel range cooker and underfloor heating.

The first floor offers three well-presented double bedrooms including the spacious principal bedroom, which has built-in storage. The first floor also has a family bathroom, while on the ground floor there is a further shower room with an adjoining laundry.

Outside

Off-street parking, including an electric car charging point, is available on the gravel driveway at the side of the house. The stunning garden to the rear extends to approximately a third of an acre and includes various beautiful features and is rich in birdlife and wildlife. The garden is organic and has been cultivated without the use of chemicals for the past ten years and backs onto open fields which are normally planted with wheat or barley. There are paved and gravel pathways and terracing, a rose and box hedge garden, two fish ponds and a vegetable garden with raised beds and an automatic irrigation system. There is also a pristine lawn, a meadow and orchard, wooded areas, a further pond with a peaceful deck and border flowerbeds bursting with colour and life.

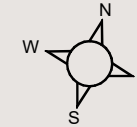
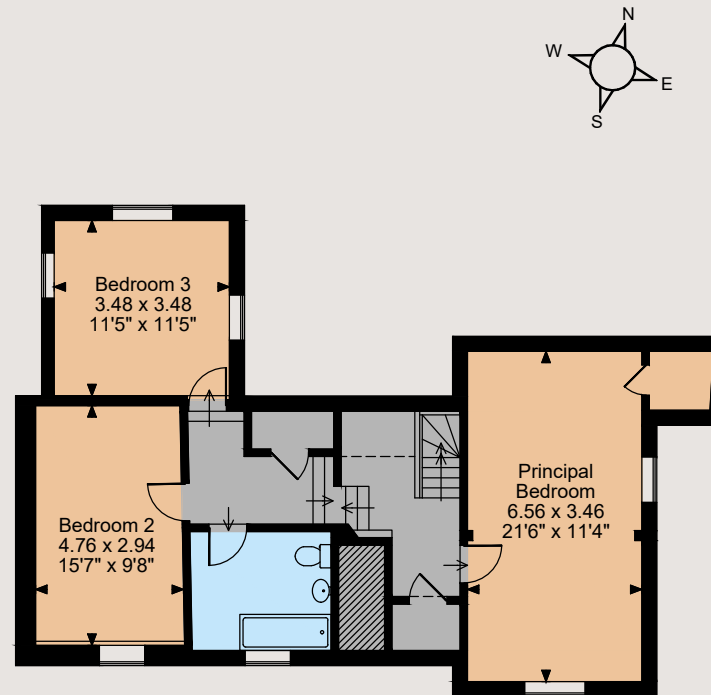
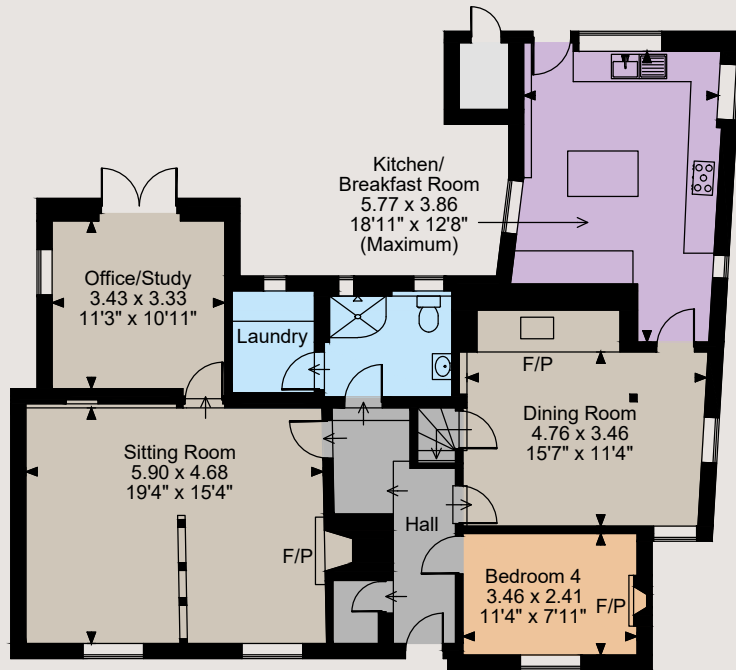
Location

Yew Tree Cottage is set in the heart of the picturesque village of Messing, surrounded by beautiful Essex countryside and two miles from the town of Tiptree. There is a local pub, a parish church, a village hall and a 'good to outstanding' primary school in Messing, while everyday amenities including local shops and supermarkets can be found in Tiptree. The historic city of Colchester is eight miles away. Colchester has a vibrant, bustling city centre. Further schooling options in the area include numerous primary schools in the surrounding villages, such as the outstanding-rated Kelvedon St Mary's Church of England Primary Academy, while secondary schooling is available in Colchester. The area is well connected, with the A12 providing access towards Colchester, Ipswich, Chelmsford and the M25. Trains are available at Kelvedon and Witham, both of which offer direct services to London Liverpool Street, whilst The Elizabeth Line at Shenfield is a 35 minute drive (27 miles).





Floorplans
Main House internal area 2,041 sq ft (190 sq m)
Quoted Area Excludes 'External C/B'
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

From Chelmsford, take the A12 towards Colchester and leave at junction 23 before continuing onto the B1024/London Road. Pass through Kelvedon and turn right onto the B1023/Inworth Road. After three quarters of a mile, turn left onto Kelvedon Road and after a further three quarters of a mile, turn left to stay on Kelvedon Road, following the sign for Messing. Arriving in Messing, continue past the church and you will find the property on the left-hand side.

General

Local Authority: Colchester District Council (01206 282222)

Services: Mains water, electricity and drainage. Oil-fired central heating. The off-street parking also has its own electric car-charging point.

Council Tax: F

Tenure: Freehold

Guide Price: £900,000

Chelmsford

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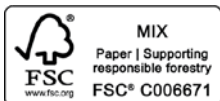
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