



196 CHURCH LANE

Bocking, Braintree, Essex, CM7 5SQ

Guide price £220,000 to £225,000

**DAVID
BURR**



196 Church Lane, Bocking, Braintree, Essex, CM7 5SQ

Forming part of a wonderful and historic building which was once the Bocking workhouse, a charming grade II listed cottage occupying a delightful position with communal gardens bounded by the River Blackwater.

The property features a heavily timbered interior including vaulted roof and King post. The accommodation allows a degree of flexibility with the possibility of sleeping guests within the attic, which also offers excellent storage or even home working potential, if required.

Ideally located for access to village amenities and Braintree town centre, with its excellent facilities and railway station.

There are entrance doors to both the front and rear of the cottage. The rear door, which is the most convenient to use, leads directly into the kitchen. Within the kitchen there are appliances including oven, hob and plumbing for a washing machine, as well as sink, counter tops and storage cupboards. A window over looks the gardens. Stairs rise to the first floor landing a and a doorway leads to the sitting room. Dominated by the delightful and substantial red brick fireplace and wood burning stove, this cosy room is full of a character with a Gothic arched window to the front.

The gallery style first floor landing is extremely impressive as it encompasses a wonderful vaulted ceiling, king post and the open attic space. Access to the attic is via space saving open tread stars with a fairly steep rake, the space being ideal for home working, storage or possibly for guests staying over. The bathroom is surprisingly well proportioned, and the bedroom is equally roomy with ample space for furniture.

Outside

The communal grounds are delightful with a courtyard garden flanked by densely stocked herbaceous borders and to the rear of the garages is a large lawned area with seating leading down to the River Pant with open countryside views beyond.

Agents notes:

The property is situated in a conservation area

List Entry Number: 1122529

The well presented accommodation comprises:

Spacious bedroom	Allocated parking space
Attic/guest room	Visitors parking
Sitting room with log burner	Delightful grounds
Kitchen	Convenient location for many major amenities
Bathroom	

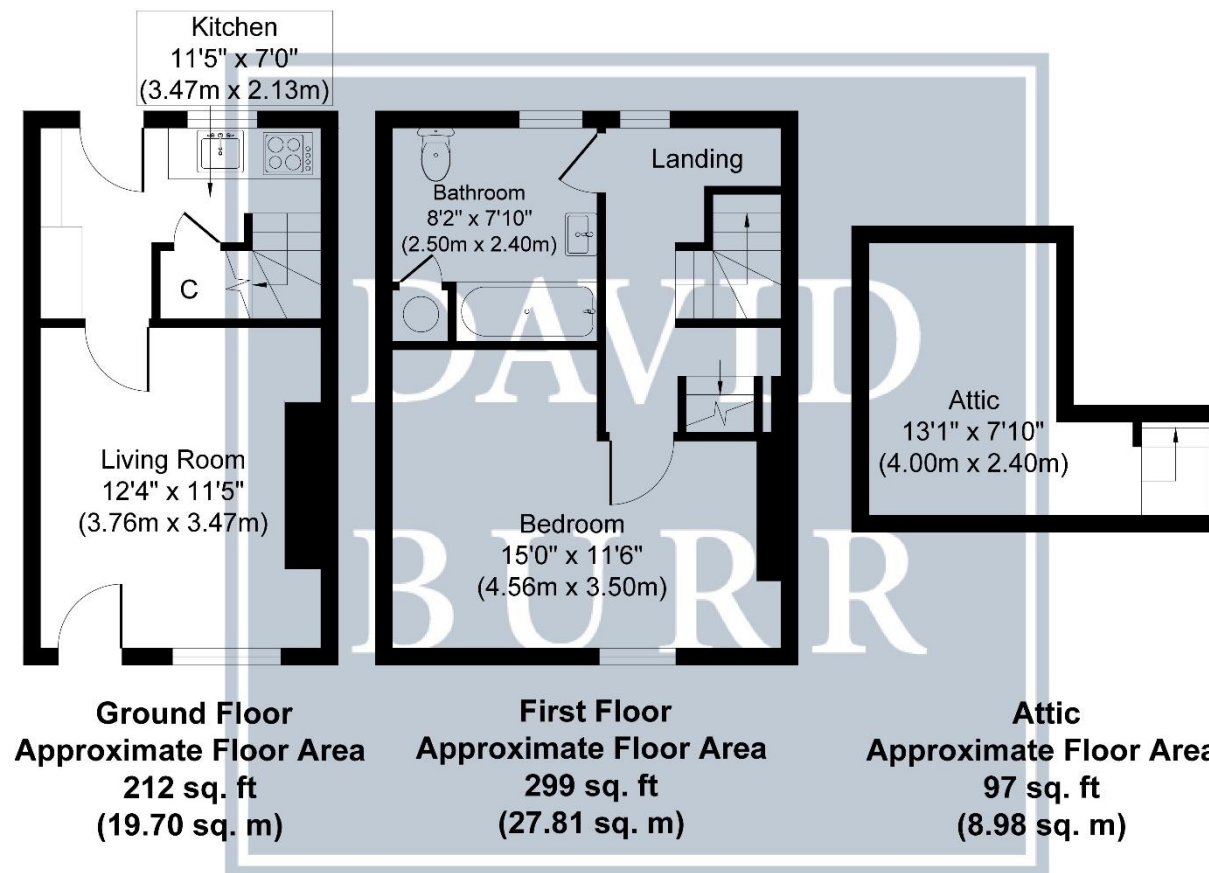
Location

Bocking is a suburban village on the northern side of Braintree. The town of Braintree has many facilities and services including a mainline station to London Liverpool Street, the shopping centre of Freeport is a short drive and the A120 gives fast access to the M11 and Stansted Airport.

Access

Colchester 16 miles	Braintree – Liverpool Street 60 mins
Chelmsford 14 miles	Stansted Approx 30 mins
Bishops Stortford 21 miles	M25 J27 approx 40 mins





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Additional information

Services: Main water, electricity and drainage

Electric heating to radiators. EPC rating: F

Council tax band: B Broadband: Mobile

Tenure: Freehold Construction type: Timber framed

Broadband speed: up to 80 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. DAVIDBURR.CO.UK

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