



## LAMBOURNE ASHES ROAD, BRAINTREE CM77

GUIDE PRICE £1,000,000

### 5 Bedrooms | 4 Bathrooms | 3 Receptions

**\*\* CHAIN FREE - SIMPLY OUTSTANDING \*\*** A rare opportunity to acquire this beautifully appointed FIVE bedroom DETACHED family home in the peaceful village of CRESSING, just minutes from the A120, enjoying stunning COUNTRYSIDE VIEWS. Set on a generous plot with an IN-AND-OUT DRIVEWAY and a fully self-contained ANNEXE, this home offers exceptional versatility for family or multi-generational living.

Internally, the property has been finished to an impeccable standard with bright, free-flowing spaces. The showstopping KITCHEN features herringbone flooring, skylight lantern, and premium Siemens appliances including WiFi-enabled ovens and induction hob. Another standout is the FAMILY ROOM, with multiple sets of BI-FOLDING DOORS opening onto the SOUTH-WEST FACING landscaped garden, perfect for entertaining.

Additional ground floor space includes a dual-aspect lounge with feature OAK media wall, dining area, cosy snug with LOG BURNER, home office, utility and w/c.

Upstairs, FOUR generous bedrooms and THREE bathrooms include a luxurious PRINCIPAL SUITE with private entrance, dual-aspect views, En-Suite, Dressing Room and BALCONY. Another bedroom has a discreet En-Suite,



GROUND FLOOR

Entrance Porch

Oak flooring, doors to;

Hallway

Carpet flooring, radiator, stairs rising to first floor with built in storage under, doors to;

Study 9'3" x 7'8" (2.84 x 2.36)

Double glazed window to front, radiator.

Kitchen 27'9" x 7'9" (8.47 x 2.38)

Herringbone flooring, wall & base shaker style units incorporating breakfast bar, stainless steel sink with central mixer tap & hot tap, integral twin Siemens ovens with plate warmer, Siemens induction hob with extractor over, wine cooler, spaces for American fridge/ freezer & two dishwashers, Monarch water softener, radiator, double glazed window to side, skylight lantern, french doors to garden, door to;

Utility Room 8'11" x 7'10" (2.72 x 2.41)

Herringbone flooring, wall & base shaker style units with spaces for washing machine & tumble dryer, double glazed window to rear, door to garden, door to;

Cloakroom

Hand wash basin inset to vanity, WC.

Dining Room 22'5" x 10'11" (6.84 x 3.33)

Engineered oak flooring, radiator, bi-fold doors to garden, radiator, doors to;

Snug 14'7" x 10'11" (4.47 x 3.33)

Carpet flooring, feature fireplace with log burner, radiator, double glazed window to front.

Living Room 27'9" x 14'4" (8.47 x 4.38)

Carpet flooring, media wall with feature fireplace, radiator, double glazed bay window to front, bi-fold doors to garden.

FIRST FLOOR

Landing

Carpet flooring, storage cupboard, doors to;

Lobby

French doors to balcony, doors to;

Bedroom One

Carpet flooring, radiator, double glazed window to rear, french doors to balcony, doors;

Dressing Area 10'9" x 6'11" (3.30 x 2.13)

Carpet flooring, double glazed window to front.

Ensuite

Tiled flooring, large walk in shower, hand wash basin inset to a granite top vanity unit, WC, obscure double glazed window to front.

Bedroom Two 18'4" x 7'4" (5.60 x 2.25)

Carpet flooring, radiator, range of fitted wardrobes with concealed doors to;

Ensuite

Hand wash basin & WC inset to range of vanity units, shower enclosure.

Bedroom Three 11'8" x 10'9" (3.58 x 3.29)

Carpet flooring, radiator, double glazed window to rear.

Bedroom Four 9'3" x 8'11" (2.82 x 2.74)

Carpet flooring, radiator, double glazed window to front.

Bathroom

Bath, corner shower enclosure, pedestal hand wash basin, WC, double glazed window to rear, radiator, vinyl flooring.

ANNEXE

GROUND FLOOR

Area Map

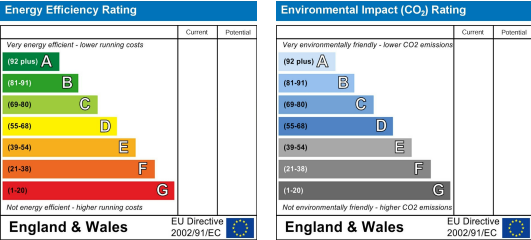


Floor Plans



© Essex EPCs  
This floor plan is not to scale and is for illustrative purposes only.  
We make no guarantee, warranty or representation as to its accuracy and completeness.

Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



**Phone:** 01376 386555  
**Email:** info@branocsestates.co.uk  
**Website:** www.branocsestates.co.uk

Phoenix House 5 New Street  
Braintree  
Essex  
CM7 1ER

