







New England is a hamlet located on the Essex/Suffolk border in the attractive surroundings of the Stour Valley, close to the villages of Steeple Bumpstead and Stoke by Clare. It lies within Essex and lies within the jurisdiction of Braintree District Council and offers ease of access to the cities of Cambridge and Bury St Edmunds, and local towns including Bishop's Stortford, Saffron Walden, Halstead and Braintree.

#### ENTRANCE PORCH

With double glazed entrance door, tiled floor, double glazed window to side, door to:

#### INNER HALL

Radiator, tiled floor, stairs to first floor.

#### LOUNGE

37'7 x 12'3 (11.46m x 3.75m) Feature fireplace, three radiators, triple aspect with double glazed windows to front and side and double glazed window and patio door to rear garden, small lobby area with under stairs storage cupboard.



#### KITCHEN/BREAKFAST ROOM

17'8 X 12' (5.39m x 3.64m)

Custom built with Belfast sink, excellent range of wall and floor cupboards, wooden working surfaces, built in fridge, freezer, washing machine and dishwasher, central light well, tiled walls, tiled floor, double glazed window and stable door to rear.

#### DINING ROOM

17'9 x 12'1 (5.41m x 12'1m) Feature fireplace, radiator, open to:



#### STUDY

12'2 x 8'1 (3.73m x 2.48m) Laminated wood effect flooring, double glazed window and patio door to side.

#### SPACIOUS GROUND FLOOR BATHROOM

White suite comprising roll top bath with claw feet and hand shower via mixer taps, separate shower, wash hand basin with cupboard under, low level W.C. bedit, wall chrome radiator, tiled walls, tiled floor, built in storage cupboard, extractor fan, double glazed window to side.

#### FIRST FLOOR LANDING

Access to loft, double glazed window to front.

#### BEDROOM (1)

12'4 x 12'2 (3.76m x 3.70m)

Radiator, dual aspect double glazed windows to side and rear.

#### DRESSING ROOM

11'4 x 6'1 (3.45m x 1.86m) Double glazed window to side.

#### BEDROOM (2)

11'1 x 9'4 (3.38m x 2.85m)

Radiator, double glazed window to rear.

#### DRESSING ROOM

11'3 x 6'1 (3.43m x 1.87m) Radiator, double glazed window to side.

#### BEDROOM (3)

9'5 x 8' (2.87m x 2.45m) Radiator, Double glazed window to



front

#### SHOWER ROOM

White suite comprising double shower cubicle, wash hand basin with cupboard under, low level W.C. wall chrome radiator, tiling to walls, tiled floor, extractor fan, dual aspect double glazed windows to front and side.

#### OUTSIDE

The plot is approaching 1 acre(sts)











## FRONT GARDEN

Lawn area, extensive gravel drive way providing excellent off street parking for numerous vehicles.

## OUTSIDE

The property enjoys beautifully matured plot which measures approximately 1 acre (sts). The main of the garden lies to the rear and is predominantly laid to lawn and is well screened and secluded backing onto woods. There is an extensive paved patio with an ornamental well feature which provides a pleasant area for seating. There are a number of useful outbuildings notably a large timber cabin 32'9 x 12'6 (10.00m x 3.82m) which is currently being used as a home gym, power and light is connected. There is also a further workshop 18'3 x 11'9 (5.56m x 3.58m) also with power and light connected and roof storage space. To the side of the property there is a double bay cart lodge which is accessed via large double gates. To the front of the property is the main double garage 19'7 x 16'4 (5.97m x 4.98m) with electric roller door, power and light connected and access to boarded loft.

The property is approached from a small lane and is entered via wrought iron electric gates leading onto a generous shingled drive with an attractive, central feature fountain. The drive provides ample parking for several vehicles.

## Viewings

By appointment with the agents.





