

# High Meadow, Blackmore End

Guide Price £800,000





# High Meadow, Blackmore End

An attractive family home set in a beautiful position backing open farmland.

The front door opens into an entrance lobby which leads to the

## **ENTRANCE HALL**

Spacious hallway with stairs rising to the galleried landing. Wooden flooring, doors to all reception rooms.

## **SITTING ROOM**

An elegant room with central fireplace with inset log burning stove. Bay to rear with French doors opening on to the garden. Glazed doors to

## **DINING ROOM**

Window to side elevation and door opening back to hall.

## **STUDY**

At the front of the house with window to front overlooking the driveway and front garden.

## **KITCHEN/DINING ROOM**

This stunning room features corner sets of Bi-fold doors opening on to the rear patio allowing a wonderful amount of natural light combined with a lantern light roof over the breakfast bar area. The kitchen has a complete range of bespoke units set under quartz work surfaces with inset Induction hob, double oven, dishwasher, wine chiller. Butler sink set under window to side elevation. Tiled flooring with underfloor heating.

## **UTILITY**

With side door to driveway. Range of units set under work surfaces with tiled splashbacks. Inset sink, space under for washing machine. Window to front.

## **CLOAKROOM**

With low level wc, wash hand basin, window to side elevation.

On the first floor there is a large galleried landing with window to rear and stairs rising to second floor.

## **BEDROOM (2)**

A large double bedroom with windows to front and rear door to

## **EN SUITE BATHROOM**

With window to the front elevation. Suite comprising p shaped bath with shower over, wc and wash hand basin in vanity unit. Tiled floor with underfloor heating and fully tiled walls.

## **BEDROOM (3)**

Another bright dual aspect double bedroom with built in wardrobe cupboard.

## **BEDROOM (4)**

Overlooking the rear garden with complete range of wardrobes along one wall.



## FAMILY BATHROOM

Smart modern bathroom suite with double ended jacuzzi bath, large walk in shower, wc and wash basin set in vanity units. Tiled floor with underfloor heating, window to side elevation.

Second floor which currently the owners use as their master suite.

## BEDROOM (1)

A charming dual aspect room with roof light window to front and window to rear overlooking the garden and countryside beyond.

## BATHROOM

With roof light to the front elevation. Large walk in shower, wc and wash hand basin set in vanity unit. Tiled floor with underfloor heating.

## DRESSING ROOM/NURSERY

Featuring roof light windows to both elevations this room currently is used as a dressing room with built in wardrobes but would also be a lovely nursery next to the main bedroom.

## OUTSIDE

The house is set back from the lane and has a sweeping driveway giving access to the **DETACHED DOUBLE GARAGE WITH POTENTIAL OFFICE over, currently used as a hobby/studio.**

The gardens are a feature of the house with large patio running along the rear of the property opening onto open lawns with mature shrub and tree borders. The garden backs on to farmland.

## SERVICES

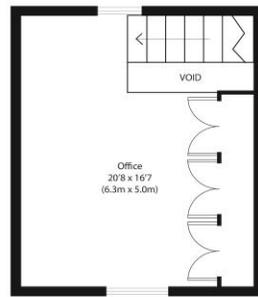
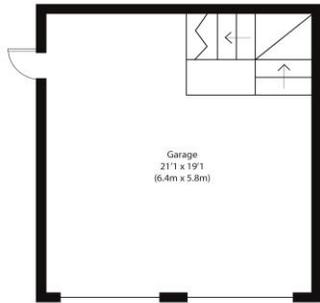
The property has a private drainage system and electric wet heating. Fibre Broadband up to 900Mbs

## LOCATION

Halsted: 6 miles; Braintree: 6 miles (rail service to London); Stansted Airport: 19 miles (rail service to London); M11 (Junction 8): 20 miles.

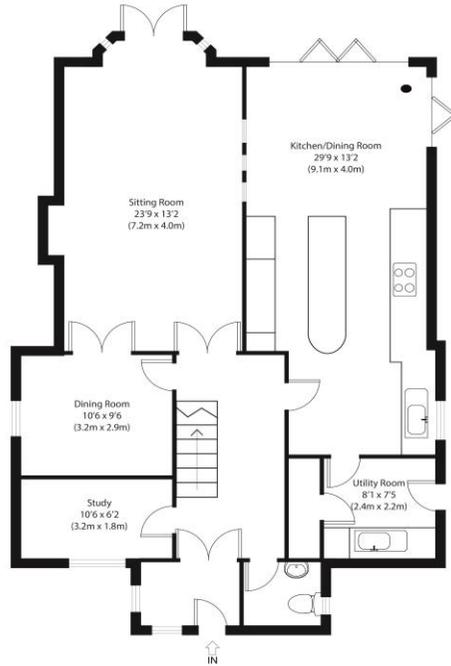
The property nestles in an attractive rural setting with direct access to attractive walks and bridleways. The property is situated in the mid-Essex village of Blackmore End, a small rural hamlet situated approximately 19 miles north of Chelmsford, largely surrounded by open countryside. The area provides accessibility to the popular market towns of Braintree and Halstead. Educational facilities can be found in both the private and state sector with primary schools in the neighbouring villages of Wethersfield, Finchingfield and Great Bardfield. For secondary schools, there are Halsted, Braintree and Great Dunmow with private schooling available in Gosfield, Felsted and



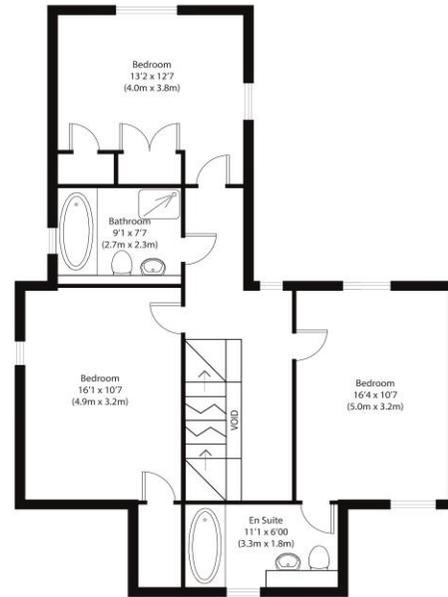


Approximate Gross Internal Area  
Main House 2400 sq ft (223 sq m)  
Outbuilding 730 sq ft (68 sq m)  
Total 3130 sq ft (291 sq m)

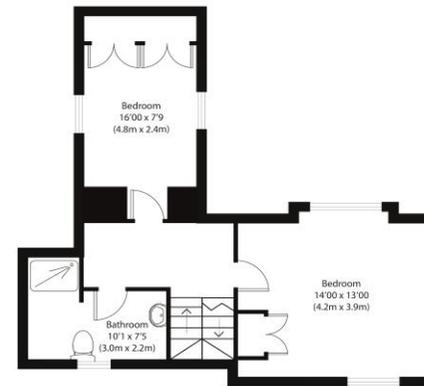
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ogphoto.co.uk



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	42	51
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

