



**Great Braxted Hall, Braxted Park Road, CM8 3EN**

**Guide price £1,250,000**



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### Some More Information

Located in Great Braxted this substantial six-bedroom detached country residence offers 5 reception spaces, along with kitchen, large pantry and utility rooms as well as a further butler's pantry and cellar. The property contains many period features including areas of Flemish bond brickwork, ornate carved fascia boards, picture rails along with sliding sash windows. Externally the property sits in its own ground of 2.93 acres and benefits from a range of outbuildings including a deep garage, office / entertainment room a number of storage sheds and open bay cart lodges.

From the entrance door you lead into the entrance hall which runs through the centre of the property and provides access to the ground floor reception spaces. The Drawing room is located to the Eastern end of the property with open fire grate and stone surround and hearth, the room also benefits from an attractive bay window overlooking the formal garden. Across the entrance hallway the sitting room with its dual aspect windows overlook the gardens to the side and rear, central fireplace with stone surround and inset log burner and feature picture rail, beyond the sitting room is the Butler's Pantry, with its stained-glass half glazed door from the central hall, the butler's pantry has a range of worksurfaces Butler sink and also access to the cellar below.

Leading along the central hall and back towards to the front door, the formal dining room with French doors leading out to the front, feature fireplace and interconnecting door with the drawing room. Across the hall is the study with its range of fitted dresser storage. At the Western side of the property beyond the ground floor cloakroom a door leads into the kitchen breakfast room, which is a large open plan space, having a fitted Aga single oven and additional hob as well as the large pantry room located on the Northern frontage of the property. At the rear of the kitchen a further door lead into the boot room and utility room with doors leading out to the gardens on either side.

To the first floor the main staircase leads to a landing where three large double bedrooms are located and a further door leads to the inner hallway where there is a dressing room,

bathroom with panel enclosed bath, wash hand basin set upon a vanity unit and separate W.C. beyond there are three further double bedrooms, and a second shower room, and a further staircase leading down into the breakfast room.

### Externally

The property stands in ground of 2.93 acres, with a number of outbuildings within proximity to the house, including a large garage workshop, separate office or entertaining room, brick build cart lodges and store areas. The well-manicured formal gardens surround the property with a number of established rose bushes Yew and Laurel hedges creating a fantastic garden space. To the rear of the ground an open area of lawns with spinney tree planting along with further established trees which once formed a grass tennis court.

Grounds and gardens of this nature truly should be viewed to see the plethora of plants, trees and shrubs which only a long establish and well-maintained garden can give.

### Location

Located in the semi-rural village of Great Braxted, and close to the Braxted Park Estate. The nearby village of Wickham Bishops, is located just 2.2 miles from the property which provides community village hall, offering a range of classes, clubs and activities as well as having a children's play area within the grounds. The village of Wickham Bishops also offers Library, village shop and Post Office, Mrs Salisbury's Tea Rooms, Olio's at The Chequers, along with Health Food shop, Estate Agents, nail salon and two hair salons.

Located just 2.6 miles from the property is Benton Hall, Golf, Health and Country Club, which offers not only an 18-hole championship golf course as well as the "Bishops" par 3, 9 hole course. The health club offers various classes along with indoor swimming pool, gymnasium and spa facilities.

The nearby town of Witham is 3.8 miles from the property which offers a mainline railway station with its fast and frequent service to London Liverpool Street along with a wide variety of both independent and national retailers. For those commuting by car, the A12 is located within easy reach.

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## Services

Council Tax Band - H

Local Authority - Maldon District Council

Tenure - Freehold

EPC - Exempt

Mains Electric

Oil Fired Central Heating

Mains Water (shared system with neighbouring homes)

Private Drainage

Construction Type - We understand the property to a period timber frame with elements of brick construction timber sash windows & door. The property was not constructed at time where the lifetime homes code was required as such some areas may be limited access and access does include steps.

Broadband Availability - We understand that ultrafast broadband is available via Openreach connections.

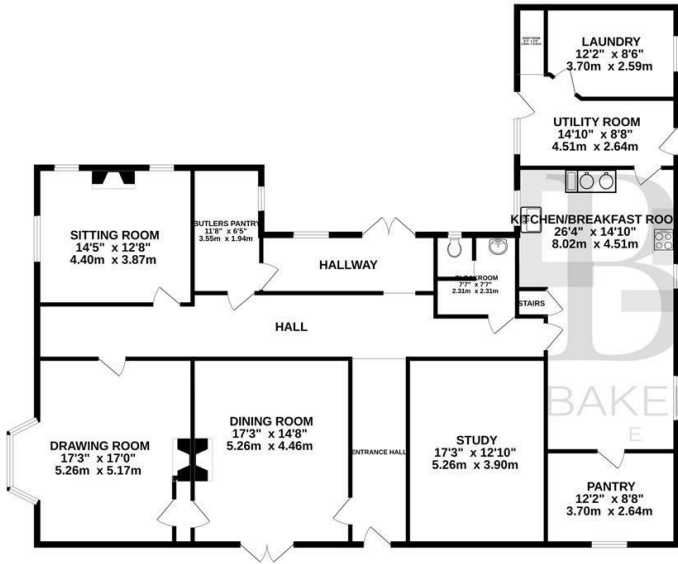
Mobile Coverage – Limited mobile coverage is available indoors and outdoors from EE and O2 mobile providers (details obtained from Ofcom May 2024).

Flood risk in the property location is considered a Very Low Risk from rivers, sea and low risk from surface water, along with unlikely flooding from Groundwater and Reservoirs. (Gov.uk Flood Map May 2024).

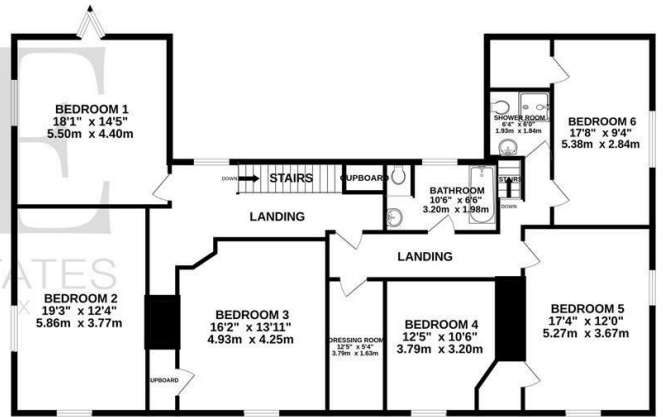




GROUND FLOOR  
2146 sq.ft. (199.3 sq.m.) approx.

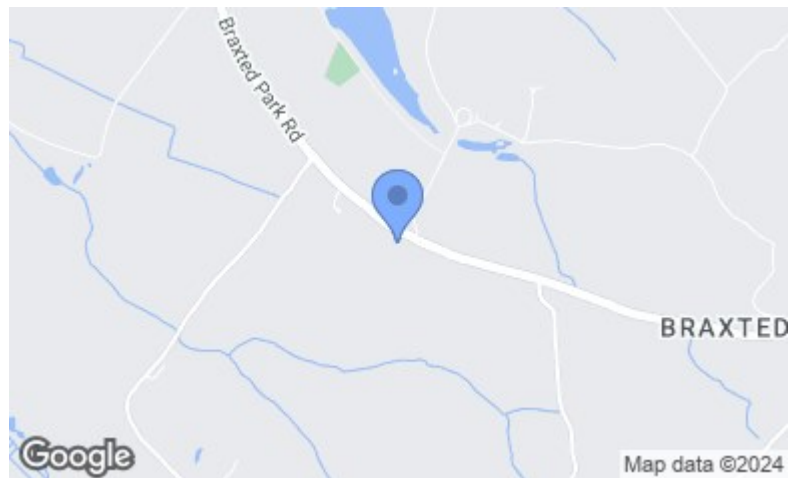


1ST FLOOR  
1700 sq.ft. (157.9 sq.m.) approx.



TOTAL FLOOR AREA: 3845 sq.ft. (357.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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