



Lark Rise Green Man Lane, Little Braxted, CM8 3LB
Guide price £1,500,000



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Some More Information

Located in a private side turning this detached home offers expansive driveway with off street parking for multiple vehicles around the oval shaped driveway with central raised area of lawn.

From the entrance door you enter the entrance porch with a further door leading into the reception hall which provides access to most of the ground floor accommodation. The family room runs front to rear with windows to the front and side elevation, central fireplace and French doors leading out to the rear raised terrace. An opening from the entrance hall leads into the breakfast room, with French doors leading out to the rear terrace and open to the kitchen area, which is fitted with a range of eye and base level cupboards and drawers beneath black granite worksurfaces. Inset butler sink and space for American fridge freezer & wine cooler. Worthy of note is the large AGA range cooker inset into a fireplace surround.

A further door leads from the kitchen into the study with Crittall window to the front elevation and provides access to the large sitting room, which has windows to the front and rear, along with French doors leading out on to the raised paved terrace central to the room is the brick-built fireplace with oak mantel and inset log burner within.

To the first floor there are four double bedrooms with the principle suite benefitting from a large bedroom with windows to front and rear, a range of fitted wardrobes and access to the en-suite bath and shower room, comprising freestanding bath, separate shower, low level W.C. and wash hand basin. Bedroom two also has windows to the front and rear as well as to the side and also benefits from an en-suite shower room comprising walk-in wet room style shower, close coupled W.C. and wash hand basin. Bedrooms three and four both have windows to the rear which are served by the family bathroom comprising panel enclosed bath with shower over, low level W.C. and wash hand basin. Worthy of note is the tall picture window located upon the half landing which provides a feature both internally and externally along with casting a great deal of light into both the hall and landing.

Externally

To the front of the property there is off street parking for numerous vehicles around the oval shaped central raised lawn, access can be gained to two garages with previous planning permission granted (now lapsed) for the creation of a much wider grand

entrance to the property via the former tennis court. Beyond this the gardens sweep around the side of the property where there is a further access, which is not currently in use, and around to the rear of the property. To the rear of the property an expansive raised paved terrace with steps leading down to the lawn which is enclosed by mature hedging an opening to the rear of the garden leads to the rear paddock with a further driveway leading to Kelvedon Road which is ideal for those wishing to use the paddock for equestrian or smallholding usages.

Location

Located in the village of Little Braxted, the property is located just 100m from the Green Man Public House, with the day to day needs being catered for by Wickham Bishops located just 1.3 miles from the property. The village of Wickham Bishops also offers Library, village shop and Post Office, Tea Rooms, Olio's at The Chequers, along with Health Food shop, Estate Agents, nail salon and two hair salons. Located just 1.5 miles from the property is Benton Hall, Golf, Health and Country Club.

The nearby town of Maldon is located 5 miles from the property with its historic quay, Maldon also offers a number of independent and national high street retailers as well as supermarkets and restaurants, as does Witham, which is located 2.3 miles from the property but in addition has a mainline railway station with a fast and frequent service to London Liverpool Street Station.

Entrance Hall

Reception Hall

Cloakroom

Study

12'4" x 9'9" (3.76m x 2.97m)

Sitting Room

27'9" x 17'11" (8.46m x 5.46m)

Kitchen

12'11" x 12'4" (3.94m x 3.76m)

Breakfast Room

12'11" x 12'1" (3.94m x 3.68m)

Family Room

17'11" x 12'4" (5.46m x 3.76m)

Bedroom One

18'2" x 17'11" (5.54m x 5.46m)

Ensuite

15'4" x 8'3" (4.67m x 2.51m)

Bedroom Two

17'11" x 12'4" (5.46m x 3.76m)

En-suite

9'10" x 4'6" (3.00m x 1.37m)

Bedroom Three

12'4" x 9'7" (3.76m x 2.92m)

Bedroom Four

12'1" x 9'7" (3.68m x 2.92m)

Bathroom

12'4" x 5'0" (3.76m x 1.52m)

Services

Council Tax Band - G

Local Authority - Maldon District Council

Tenure - Freehold

EPC - E

Oil fired Central heating

Mains Electric

Mains Water

Private drainage

Construction Type - We understand the property to be predominantly of brick construction with an area of timber frame to the first floor, uPVC windows, doors and timber front 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.

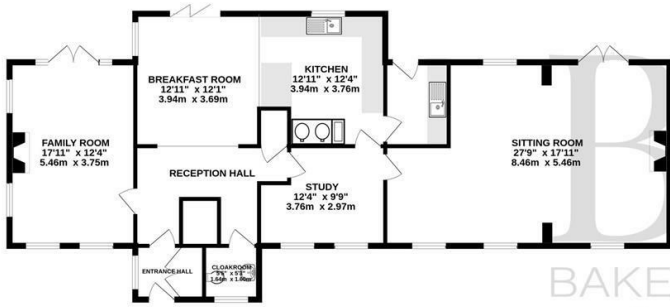
Flood risk in the property location is considered a Low Risk from rivers and sea, along with unlikely flooding from Groundwater and Reservoirs the property is in a Medium risk area for surface water flooding (Gov.uk Flood Map June 2024).

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

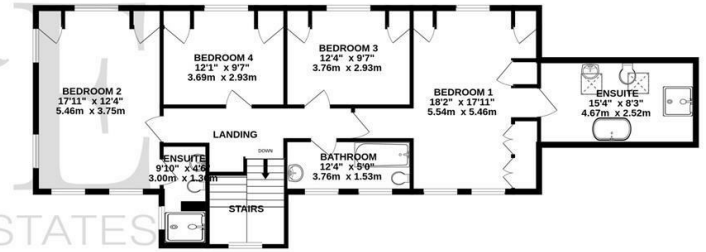
Mobile Coverage - The best available mobile network in the area is provided by O2 and Three. (details obtained from Ofcom June 2024).



GROUND FLOOR
1318 sq.ft. (122.5 sq.m.) approx.



1ST FLOOR
1069 sq.ft. (99.3 sq.m.) approx.

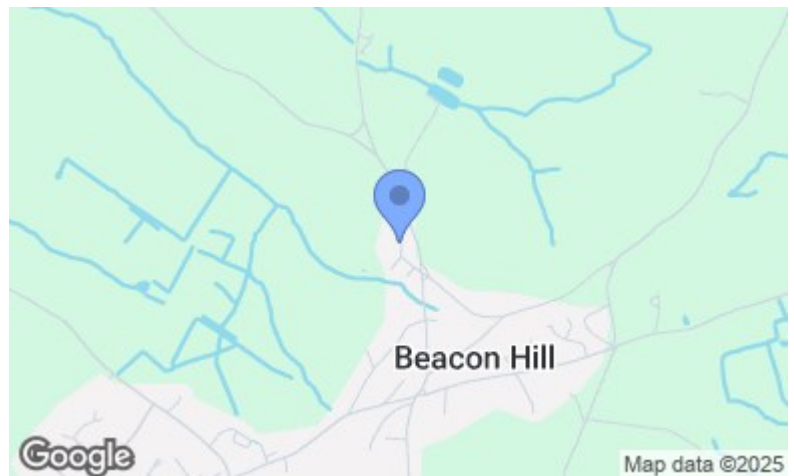


TOTAL FLOOR AREA : 2387 sq.ft. (221.8 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	79

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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