



Braeside
South Hanningfield Road | Chelmsford | Essex | CM3 8HE

STEP INSIDE

Braeside

Tucked away in the semi-rural setting of Rettendon Common near Chelmsford, is this high-spec 4 double bedroom residence with energy-saving features, light-filled interiors, spacious reception rooms ideal for entertaining, together with high-quality finishes. Two of the spacious bedrooms feature french doors affording open views across open countryside. Set within a landscaped plot in excess of 1.1 acres of well-tended gardens with a superb detached purpose-built garage with studio/store and gym area.

Approached by a sweeping driveway to the front of the property and detached garage (offering potential as an Annex, subject to planning consents). Step inside Braeside into a welcoming and bright entrance hallway with two of the reception rooms including a sitting room to the front aspect with bay window and 20ft. main living room with feature fireplace and bi-folding doors to the garden. Two further doors off the hallway lead you into the impressive kitchen/dining/family room with a dining area having bi-folding doors, together with the family zone within the kitchen. The bespoke fitted kitchen features a large island with wine fridge and space for breakfast dining. There are built-in appliances including ovens, microwave, fridge/freezer and dishwasher, together with Corian worktops. Adjacent to the kitchen is a fitted utility room and shower room. The ground floor features underfloor heating. The solid wood staircase with glazed panels leads up to the large landing area with picture window affording open views, together with two storage cupboards. The first floor has concrete floors creating soundproofing, with underfloor heating and built-in wardrobes to every bedroom. The principal bedroom offers an en-suite shower room and french doors to a Juliet balcony. Bedroom two also mirrors this with french doors enjoying open views. Two further bedrooms are to the front aspect and the main bathroom features a freestanding bath and separate shower. The property is double glazed throughout with solid timber internal doors and a high level of insulation.

















STEP OUTSIDE

Braeside

Step outside and a stunning feature of Braeside is the purpose-built detached double garage with secure roller shutter door and adjacent gym. Steps then lead up to an upper level store which lends itself to a variety of uses such as Home Office, Studio or use as an Annex (subject to planning consent) with power, light and drainage connected. Surrounding the property are undulating gardens with well tended lawns, hedgerows and shrubs with a patio area creating outside entertaining space with access from the bi-folding doors.

The location is ideal for access to main road links A130 (A12 and A127) linking to the M25 for access to central London. There are main line rail links from Chelmsford City Centre (London Liverpool Street) with renowned Grammar Schools in the City centre. Locally St. Peter's CofE England Primary School is just a 5 minute drive.





TOTAL FLOOR AREA : 3889 sq.ft. (361.3 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.

Council Tax Band: G
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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