



Bramble Cottage, Lea Lane, Great Braxted CM8 3EP

welcome to

Bramble Cottage, Lea Lane, Great Braxted

An extended and generous five bedroom semi-detached in a semi-rural position overlooking fields and farmland. Sitting on a plot of approximately 0.676 acres (STS). Three generous reception rooms. Bathroom, en-suite and utility room. Triple garage and workshop with views over fields.



Entrance Hall

A wide and welcoming entrance hall with high ceilings, the stairs rising to first floor, one radiator and a double glazed window to the side.

Lounge

22' 3" x 16' 4" (6.78m x 4.98m)

A generous living room with a Gothic style fireplace with an inset multi-fuel wood burning stove, one radiator, dual aspect windows to the side and the front and a set of double patio doors to the side leading to the garden.

Dining Room

13' x 11' 6" (3.96m x 3.51m)

A well proportioned room with one radiator, a double glazed window to the front and an open plan aspect into the kitchen.

Kitchen

13' 11" x 9' 10" (4.24m x 3.00m)

One and a quarter sink unit with a mixer tap over, adjoining work surfaces with tiled splash backs, under cupboards and drawers and matching eye level base units. There is space for an electric Range style cooker set into an original fireplace, a dishwasher and a fridge/freezer. Complete with one radiator, a double glazed window to the rear and a stable door leading to the back garden.

Study

11' 3" x 10' 10" (3.43m x 3.30m)

A large multi-use room which has a York stone fireplace, one radiator and a double glazed window to the rear.

Landing

A substantial landing offering views overlooking fields and farmlands and providing access to the accommodations.

Bedroom One

16' 4" x 15' 8" (4.98m x 4.78m)

A large and generous double bedroom with a one radiator, access to the loft and a double glazed window to rear overlooking the garden, fields and farmlands.

En Suite

9' 6" x 6' 9" (2.90m x 2.06m)

A fully tiled three piece suite comprising a low level W/C, a pedestal wash hand basin and an enclosed bath. Complete with fitted flooring, a heated towel rail and a double glazed window to the rear.

Bedroom Two

13' 9" x 11' 7" (4.19m x 3.53m)

A large double bedroom with one radiator and a double glazed window to the rear.

Bedroom Three

13' x 8' 10" + door recess (3.96m x 2.69m + door recess)

A large double bedroom with one radiator and a double glazed window to the front.

Bedroom Four

11' 6" x 11' 3" (3.51m x 3.43m)

A large double bedroom with one radiator and a double glazed window to the rear.

Bedroom Five

9' 7" x 8' 2" (2.92m x 2.49m)

A double bedroom with one radiator and a double glazed window to the front.

Bathroom

A modern three piece suite comprising a low level W/C, a Victorian style pedestal wash hand basin and a shower cubicle. Complete with a heated towel rail, tiled flooring and an obscured double glazed window to the side.

Outside

Entered through wooden gates is a large shingled drive providing off road parking for multiple cars and a vast lawned garden spanning over half an acre (sts). The garden is enclosed by mature mid-height hedgerow and surrounding trees offering complete privacy from the road and uninterrupted field and farmland views from the rear.

Access to the side garden is gained from the drive and is predominantly laid to lawn with flower bed borders and a small seating terrace.

Triple Garage

28' 4" x 17' (8.64m x 5.18m)

A substantial triple garage with electric up and over doors, power, lighting and storage space within the rafters.

Workshop

16' 11" x 8' (5.16m x 2.44m)

Currently used as a utility room with space and plumbing for a washing machine and tumble dryer. Complete with a single sink unit and adjoining work surfaces with fitted cupboards and a window to the side.

Agents Note

Council Tax Band - E.

Further potential for conversion of loft, subject to planning consent. (Maldon District Council).



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welcome to

Bramble Cottage Lea Lane, Great Braxted

- An extended and generous semi-detached house
- Five Double Bedrooms
- Modern Shower Room and En-Suite to the Master
- Over Half an Acre of Garden (STS)
- Three Generous Reception Rooms

Tenure: Freehold EPC Rating: E

offers over

£735,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
CGS104768 - 0014

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