



**Alcombe, Rectory Road, Stisted CM77 8AL**



**william  
h brown**



**welcome to**

**Alcombe, Rectory Road, Stisted**

Impressive four bedroom detached home located in the picturesque village of Stisted. Three reception rooms, kitchen, utility room and first floor bathroom. Annexe offers living room, bedroom and wet room. Large driveway and large double garage. Large wrap around garden over looking golf course.



## Location

The village of Stisted is surrounded by charming countryside and is noted for the Braintree Golf Club. The village also offers one of the area's best primary schools which is rated Ofsted outstanding. The market town of Braintree is within easy access and affords a good range of shopping facilities including the George Yard Shopping Centre, the High Street and the Braintree Village shopping Outlet on the edge of town. Braintree also has the benefit of a railway line, and also A120 to Stansted Airport.

## Entrance Porch

7' x 3' 2" ( 2.13m x 0.97m )

Front door into. Window to side and door into :-

## Entrance Hall

Stairs rising to first floor, understairs cupboard and radiator.

## Cloakroom

Low level w.c, wall mounted wash hand basin, radiator and window to side.

## Formal Lounge

18' 4" max x 15' 5" max into bay ( 5.59m max x 4.70m max into bay )

Bay window to side. Double doors leading into garden. Two radiators, stone built feature fireplace with tiled hearth.

## Dining Room

15' 4" x 10' 9" ( 4.67m x 3.28m )

Window to rear, service hatch into kitchen.

## Reception Three / Garden Room

21' 9" x 11' 5" ( 6.63m x 3.48m )

Window to rear and window to side. Patio doors to garden and radiator. Air conditioning unit and underfloor heating.

## Kitchen

14' 2" max x 9' 6" ( 4.32m max x 2.90m )

Window to front. Fitted kitchen with a range of wall and base units. 1 1/4 sink unit with mixer tap over and adjoining worksurfaces with tiled splashbacks. Integrated appliances include electric hob, fridge/freezer, extractor hood, microwave and dishwasher. Tiled flooring and open plan into :-

## Utility Room

11' 8" x 3' 6" ( 3.56m x 1.07m )

Window to front. Space and plumbing for washing machine and tumble dryer. Air source heat pump system. Water tank, vinyl flooring and door to front.

## First Floor

### Landing

Window to front. Access to loft, radiator and five storage cupboards.

### Bedroom One

13' 2" into wardrobe x 10' 9" max ( 4.01m into wardrobe x 3.28m max )

Window to rear. Wall to wall built in wardrobes with additional wardrobe surrounds. Air con unit.

### Bedroom Two

12' 5" x 10' 3" ( 3.78m x 3.12m )

Double aspect with windows to rear and side. Radiator.

### Bedroom Three

9' 3" x 9' 1" ( 2.82m x 2.77m )

Window to front. Built in double wardrobe and radiator.

## Bathroom

Windows to front and side. Fully tiled four piece suite. Low level w.c, pedestal wash hand basin, shower, panel enclosed bath and heated towel rail.

## Annexe

### Bedroom Four

12' 6" x 10' 5" ( 3.81m x 3.17m )

Window to rear and radiator.

### Wet Room

6' 7" x 5' 5" ( 2.01m x 1.65m )

Modern and newly installed three piece suite. Low level w.c, floating wash hand basin, shower, radiator and window to side.

### Living Room

14' 3" x 12' 6" ( 4.34m x 3.81m )

Sliding patio doors into garden and radiator.

### Loft Space

Drop down ladder and boarded.

## Exterior

### Front Garden

Large driveway for three plus vehicles.

### Rear Garden

Large wrap around garden backing onto golf course.

### Integral Garage

Irregular Shaped Room 28' 5" max x 23' 5" max ( 8.66m max x 7.14m )

New roof, double electric up/over doors. Window to side and window to front. Electric car charger.



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welcome to

## Alcombe Rectory Road, Stisted

- Detached four bedroom family home
- Sitting on a plot of approx 1/3 acre (STS)
- Annexe accommodation
- Three reception rooms
- Large driveway and large double garage

Tenure: Freehold EPC Rating: C

**£800,000 - £850,000**



Please note the marker reflects the postcode not the actual property

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