



PRESTIGE HOMES

BY HAMILTON PIERS



Rosewood Mill Road, Great Bardfield, Braintree, Essex, CM7 4QQ

Prestige Homes by Hamilton Piers are delighted to offer for sale this substantial 18 ACRE PLOT, inclusive of main residence and various outbuildings with PLANNING PERMISSION for various RE-DEVELOPMENT opportunities inclusive of a substantial new four bedroom property and BARN CONVERSION. Benefiting from PANORAMIC VIEWS of rolling countryside, ideal for equestrian use or farmland. Located in an idyllic rural setting, close to the historic village of Great Bardfield offering a range of local amenities, with convenient access to Braintree (8.4m), Dunmow (8.2m), Stansted Airport (13m) and other main transport links. Viewings are highly recommended.



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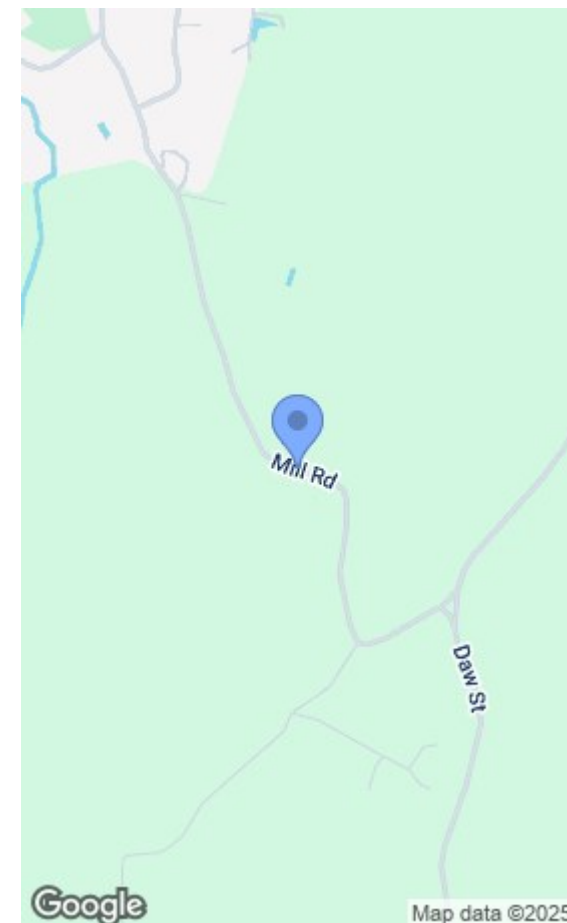
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APPROX GROSS INTERNAL AREA
MAIN 128 SQ M (1380 SQ FT)
OUTBUILDING 317 SQ M (3420 SQ FT)
TOTAL 445 (4790 SQ FT)
 Measured in accordance with RICS guidelines.
 This floor plan is for illustrative purposes only and is not to scale.



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	

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	

This prestige home is Freehold.

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