



PRESTIGE HOMES

BY HAMILTON PIERS

Foley Lodge, 119 High Garrett, Braintree, Essex, CM7 5NU



Prestige Homes by Hamilton Piers are delighted to offer for sale this substantial Victorian FIVE DOUBLE bedroom residence, boasting a 3 ACRE PLOT, an outdoor HEATED SWIMMING POOL plus a stable block, DOUBLE GARAGE & gated driveway parking for multiple vehicles. Benefiting from plenty of POTENTIAL TO RE-DEVELOP (STPP), a sizeable 27' DUAL ASPECT lounge, NEWLY RENOVATED KITCHEN and very VERSATILE living accommodation nearing 3000 SQ FT. Ideally positioned in a SEMI-RURAL location with convenient access to nearby amenities and Halstead (3.7m), Braintree (3.5m) & A120/M11 with links to Chelmsford City Centre & London. Internal viewings are very highly recommended!







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The accommodation, with approximate room sizes, is as follows:

**GROUND FLOOR ACCOMMODATION:**

**RECEPTION HALL:**

**LIVING ROOM:**  
27'3 x 14'2 (8.31m x 4.32m)

**OFFICE / PLAYROOM:**  
15'3 x 12'3 (4.65m x 3.73m)

**KITCHEN / DINING / FAMILY ROOM:**

**SNUG / SECOND LOUNGE:**  
17'0 x 12'9 (5.18m x 3.89m)

**UTILITY ROOM:**

**BOOT / STORE ROOM:**

**FIRST FLOOR ACCOMMODATION:**

**LANDING:**

**MASTER BEDROOM:**  
18'1 x 14'2 (5.51m x 4.32m)

**EN-SUITE:**

**BEDROOM TWO:**  
14'2 x 13'6 (4.32m x 4.11m)

**BEDROOM THREE:**  
14'5 x 13'0 (4.39m x 3.96m)

**BEDROOM FOUR:**  
14'6 x 10'2 (4.42m x 3.10m)

**BEDROOM FIVE:**  
14'3 x 10'2 (4.34m x 3.10m)

**FAMILY BATHROOM:**

**EXTERIOR:**

**STABLE:**  
13'8 x 9'5 (4.17m x 2.87m)

**STORAGE OUTBUILDING:**  
20'0 x 10'0 (6.10m x 3.05m)

**REAR GARDEN & GROUNDS:**

**DOUBLE GARAGE & GATED DRIVEWAY:**  
23'1 x 20'5 (7.04m x 6.22m)

**AGENTS NOTES:**







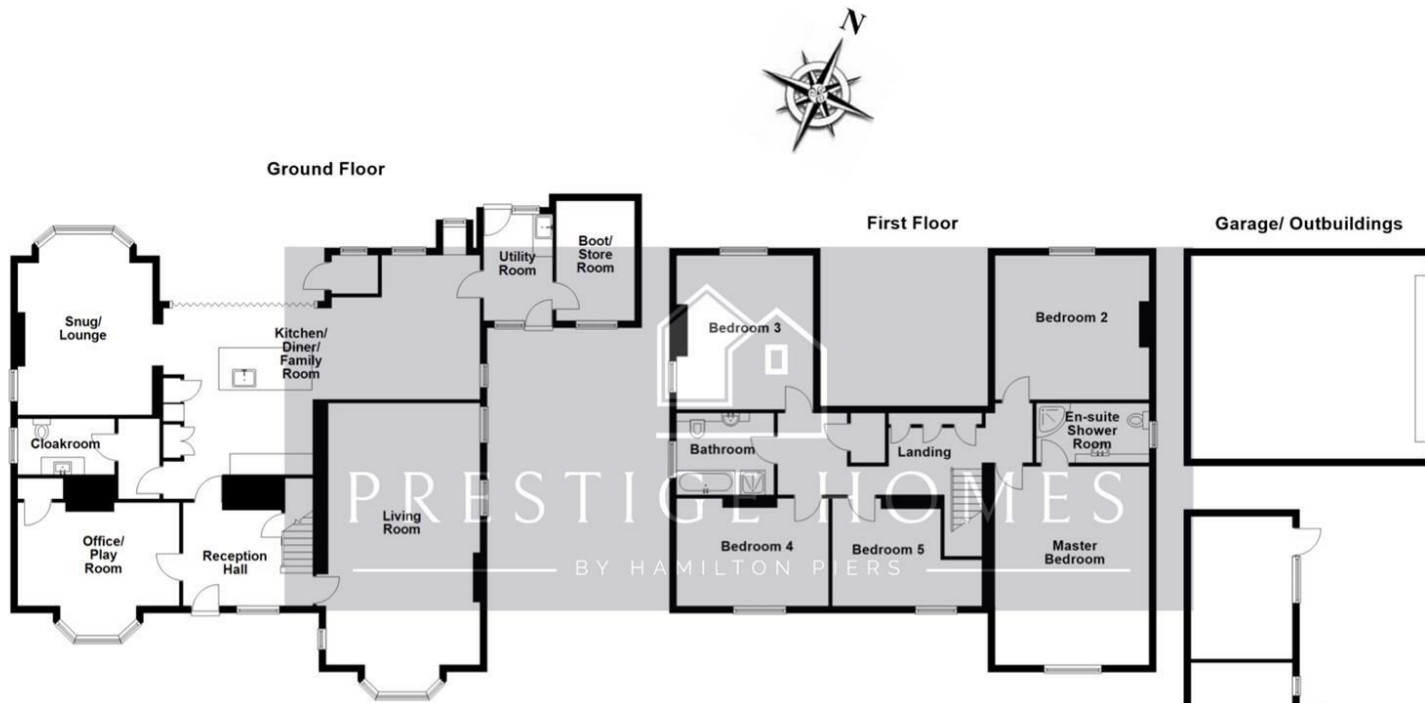










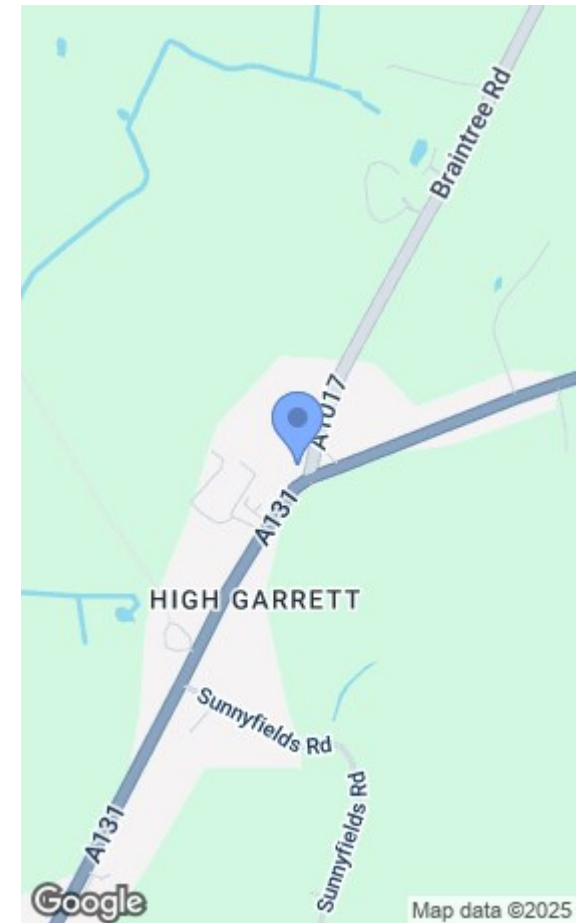


Approximate Internal Floor Area  
Main House 274 SQ M 2947 SQ FT  
Garage/ Outbuildings 74 SQ M 803 SQ FT

Total 348 SQ M 3750 SQ FT

This floor plan is for guidance to layout only and is NOT TO SCALE.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

This prestige home is Freehold.

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