



SPINNEY LODGE, BRENT HALL ROAD

Finchingfield, Braintree.





Spinney Lodge, Brent Hall Road, Finchingfield, Braintree, CM7 4LA

Spinney Lodge is a characterful property with extensive accommodation arranged over a single level, with the original part dating from the mid-Victorian period with attractive red brick facades, and the later additions with vernacular weatherboard, and is believed to have originally been part of the impressive Spains Hall estate. The property has been cleverly extended and is immaculately presented throughout with interesting architectural features and modern finishes. It occupies a generous plot on the periphery of this sought after village with stunning views to the rear over open farmland.

The property is accessed via an attractive porch with a supported slate canopy to the reception hall which has a limed oak effect floor, a useful cloak cupboard and doors to the reception rooms and bedrooms. The sitting room is simply stunning and has a vaulted ceiling, an impressive red brick fireplace with oak lintel above and a wood burner on a brick hearth. There are French doors opening to a covered veranda making it ideal for family entertaining. A square arch opens to the family room which provides a cosy informal space and has a vaulted ceiling and three vertical window openings that frame the views over the fields.

The kitchen/breakfast room is magnificent forming the heart of the house, and is accessed via glazed bi-fold doors from the sitting room. It is impressive in its size with ample space for a large table, has a fully vaulted ceiling with two sun tubes, and a door to the front and through to the utility room. There are attractive painted floorboards, a range of units with granite tops and upstands, a 'Rangemaster' cooker with extractor hood above and a glass panel as a splash back and a large 'Belfast' sink. The utility room has a range of floor and wall mounted units with oak worktops, a sink, plumbing for a dishwasher and washing machine, a large storage cupboard and a door to the garden.

The principal bedroom is situated to the rear of the property and benefits from the wonderful views, and is fitted with a range of full height wardrobes. There is a generous en-suite shower room with a large vanity unit with 'his and hers' sinks, a matching wc, and a large shower cubicle. There are three remaining bedrooms, two of which are situated in the original Victorian structure, one of which has a triple aspect and two angled walls, and the other with a single aspect. The fourth bedroom has French doors opening to the covered veranda and has lovely views to the garden. These bedrooms are served by a lavishly appointed bathroom which has tiled floor, a bath with a shower above. Matching wash basin and wc, and a useful storage cupboard which houses the water softener. To the rear of the property is a boiler house and two further storage cupboards which are accessed from the veranda.

The property is accessed via twin wrought iron gates and has appealing estate fencing to the front along with mature mixed hedge which provides screening and privacy, beyond which is a large gravel drive providing extensive parking. There is a second entrance with a five bar wooden gate which accesses a further parking area and leads to the detached single garage which has an electric roller door, storage in the roof, and a log store to the rear.

The rear garden is an absolute delight, and provides the perfect family entertaining space coupled with stunning views to the rear. Immediately to the rear of the house is a full width covered deck terrace with shrub borders, adjacent to which is an open terrace to take advantage of the sun. There are large expanses of lawn which are interspersed with a variety of trees to include apple, a flowering cherry and cherry plum. A large central pergola provides a focal point and is adorned by an attractive wisteria. To the side of the house is an extensive gravel garden which is stocked with a variety of ornamental grasses and perennials which prides year-round interest and colour. The rear boundary is formed by a neatly clipped mixed native hedge which is kept to a height so the occupants can take advantage of the stunning views.



There are numerous useful and practical outbuildings, which include a lavish detached home office which has a part vaulted ceiling, a range of bespoke bookcases and cabinets, and benefits from a dual aspect and overlooks the garden. In addition, there is a further building which houses a wc, adjacent to which is a storage room with plumbing and a sink. The remainder of this building houses the equipment for the private water supply.

In all about 0.65 acres(sts).

Agents notes:

The property benefits from planning permission to add an additional garage.

The water supply is via a private bore hole.

The property was completely renovated in 2014.

There are an abundance of good walks and cycle paths close to the property.

The immaculately presented accommodation comprises:

Reception hall	Sitting room
Family room	Principal bedroom
Ensuite	Kitchen/breakfast room
Utility room	Three further bedrooms
Bathroom	Home office
Garage	Stores

Location

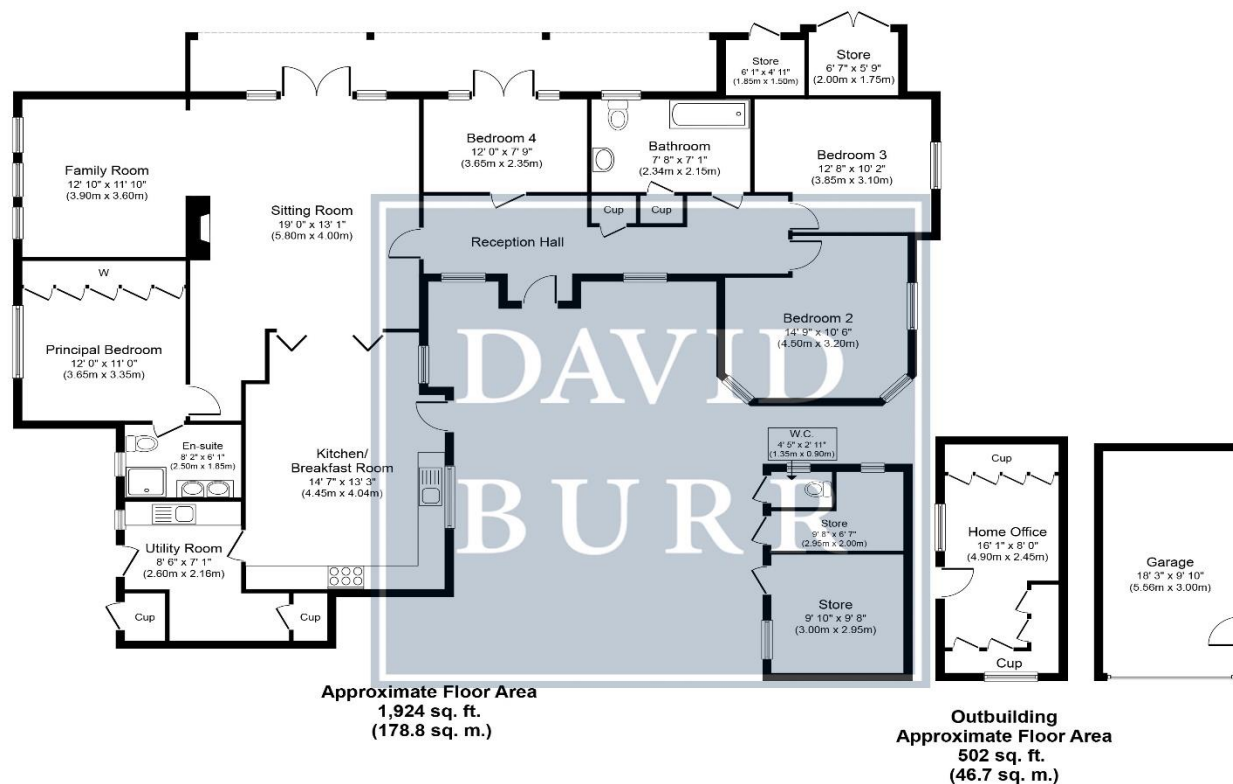
Finchingfield is a picture postcard village with an attractive village green and duck pond with many amenities to include primary school, parish church, tea-rooms, shops, public houses and a health centre. The nearby town of Great Bardfield provides further amenities as does both Braintree and Saffron Walden with mainline stations.

Access

Great Bardfield 2 miles	Audley End- Liverpool St 60 mins
Braintree 10 miles	Stansted approx. 30 mins
Saffron Walden 11 miles	M25 J27 approx. 45 mins







Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2023 | www.houseviz.com

Additional information

Services: Main electricity, private drainage, private water via bore hole.

Oil fired heating to radiators.

EPC rating: D

Council tax band: D

Tenure: Freehold

What3words: ///organist.forgotten.cycled

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr.

DAVIDBURR.CO.UK

Contact details

Long Melford (01787) 883144

Castle Hedingham (01787) 463404

Clare (01787) 277811

Leavenheath (01206) 263007

Woolpit (01359) 245245

Bury St Edmunds (01284) 725525

Newmarket (01638) 669035

London (020) 7390888

Linton & Villages (01440) 784 346



NOTICE. Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

**DAVID
BURR**