



## FALLOWFIELD

Blackmore End, CM7 4DD

**Guide price £499,995**

DAVID  
BURR







## Fallowfield, Blackmore End, CM7 4DD

Fallow field is an attractive detached property enjoying a superb location and lovely secluded garden, within this popular village. It has been cleverly extended by the current owners to provide a flexible family home, of considerable style and character, superbly presented and well suited to modern lifestyles.

There are two reception rooms situated to the front of the property one of which has a dual aspect and attractive herringbone flooring and the second is used as a snug/sitting room and has views to the front. The semi open plan kitchen/living area is a stunning part of the property forming the heart of the house and has a glazed opening over the kitchen area flooding it with light. It is extensively fitted with contemporary units with quartz work surfaces and upstands and integral appliances to include a Bosch oven/grill, Bosch combi microwave, induction hob with hood above and a fridge/freezer. There is a large central island unit with a one and a half bowl sink which also has a dishwasher beneath and a breakfast bar. Bi-fold doors open to a large entertaining terrace and a square arch segregates the living area from the kitchen, where there is a stylish white enamel wood burner providing a focal point.

An oak door leads to a practical utility room which has a tiled floor, plumbing for a washing machine, a door to the side and there is also a large understairs storage cupboard. The ground floor accommodation is completed by a well-appointed cloakroom which has herringbone flooring, a vanity unit with a rectangular sink and a matching WC.

Stairs rise to a galleried landing from the reception hall from which the bedrooms are accessed. The principal bedroom is situated to the rear of the property and overlooks the rear garden with paddocks and rolling farmland in the distance. There are three further bedrooms, two of which are situated to the front elevation and one to the rear and these are all served by a lavishly appointed family bathroom. This is tiled to dado height and has a large corner shower, shower cubicle, rectangular sink with storage beneath, matching WC and a tiled floor.

### Outside

The property is approached off the lane and there are extensive areas of gravel parking to the front which in turn lead to a single garage which has an electric roller door, power and light. Attractive paving with stone edging leads to the front door and rear access is afforded on both sides of the property.

The rear garden benefits from a south and easterly aspect and has been professionally landscaped to provide the perfect family entertaining area which offers a high degree of privacy and seclusion. There is an extensive terrace which runs the full width of the rear of the house and returns to the side and leads to the parking at the front. There is a large pebbled area beyond the terrace which meets a large expanse of lawn with a curved edge to the front, this is flanked on both sides by raised herbaceous borders which provide year-round colour and interest.

To the rear of the garden is a purpose built home office which is equipped with power, light and internet connection, to the front of which is a decked terrace accessed via French doors. To the rear of the office is useful area of hard standing and storage.

The immaculately presented accommodation comprises:

Kitchen/dining/living room	Sitting room
Family room	Downstairs WC
Utility room	Four bedrooms
Bathroom	Garage
Outside home office	Secluded garden

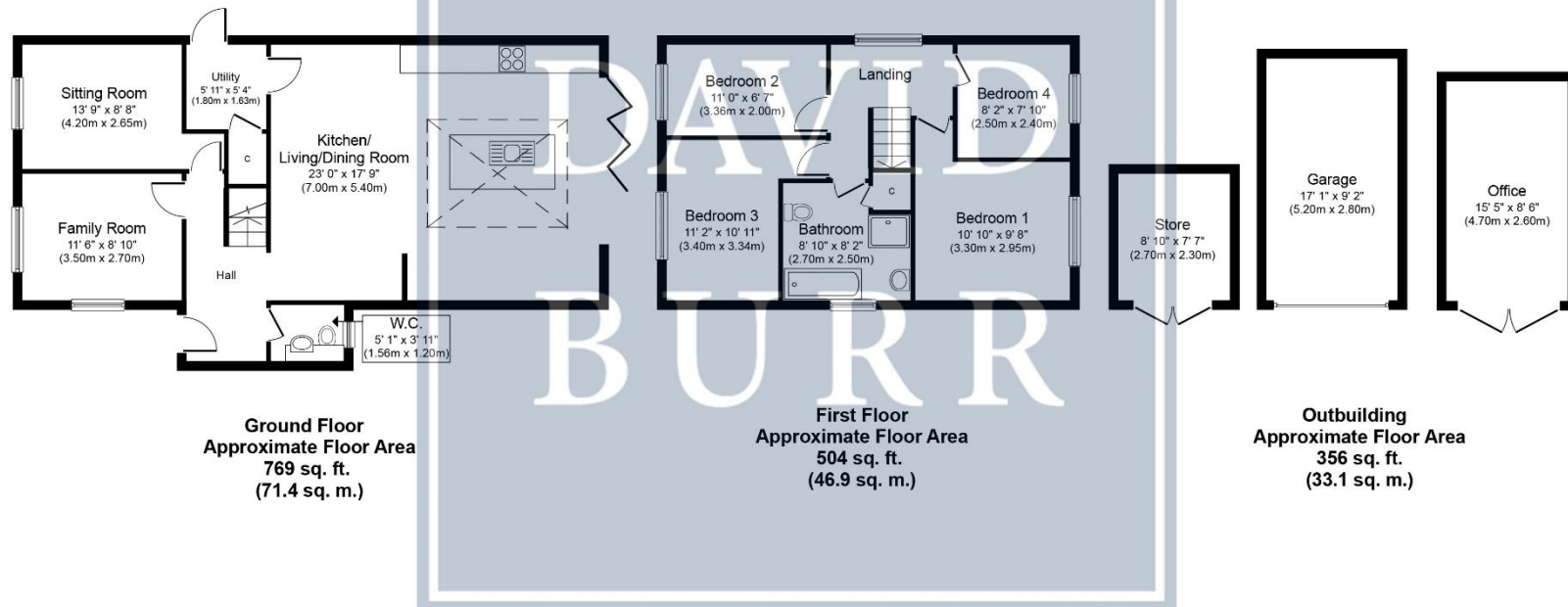
### Location

Blackmore End is a small hamlet surrounded by countryside, the area provides fast access to the popular market towns of Braintree and Halstead with the former providing a commuter rail link to London Liverpool Street. Mainline stations are also located at Witham, 14 miles and Kelvedon 16 miles.

### Access

Braintree 5 miles	Braintree – Liverpool St 60 mins
Halstead 8 miles	Stansted approx. 30 mins
Great Dunmow 12 miles	M25 J27 approx. 50 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.

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### Additional information

Services: Main water, electricity and private drainage (Septic tank).

Oil fired heating to radiators. EPC rating: D.

Council tax band: D. Tenure: Freehold

Broadband speed: up to 900 Mbps (Ofcom).

Mobile coverage: O2 & Vodafone (Ofcom).

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.

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### Contact details

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**DAVID  
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