



**BROOKLANDS**

Blackmore End, Braintree, CM7 4DA

Guide Price £800,000





Brooklands, Blackmore End, Braintree, CM7 4DA.

Brooklands is a substantial and superbly situated detached chalet style property enjoying a lovely position on the edge of this popular and sought after village with wonderful views over rolling Essex farmland. The property has been enlarged by the current owners over the years and now offers versatile family accommodation arranged over two floors.

A glazed and panel door leads to a practical entrance lobby from which a well-appointed cloakroom can be accessed. The principal reception room is situated to the rear of the property and has French doors flanked by windows leading to a terrace and has wonderful views to the garden and countryside beyond. There are exposed floorboards and an attractive redbrick chimney breast with oak lintel and herringbone hearth with an inset woodburning stove that provides a focal point. The dining room is adjacent to the sitting room and benefits from the same aspect giving views to the grounds and countryside and has exposed floorboards and an attractive part vaulted ceiling.

The kitchen/breakfast room is fitted in a farmhouse style and has a redbrick chimney housing a range cooker with an extractor hood within (the fireplace is suitably sized to accommodate an 'AGA'). There are a range of floor and wall mounted units with glass display cabinets and a one and a half bowl stainless steel sink. There are extensive tiled splashbacks and a mix of granite worktops. Recently installed water softener. A panel door leads to a particularly practical utility/boot room which has plumbing for a washing machine and extensive storage and a further cupboard housing a hot water cylinder.

A glazed and panel door leads from the kitchen/breakfast room to an attractive inner hall which has a staircase rising to the first floor and a vaulted ceiling with a cupboard under the stairs. There are three well-proportioned bedrooms on the ground floor two of which have the original cast iron fireplaces, and bedroom three being flanked with handmade bespoke cupboards and drawers. Bedroom three also has a practical ensuite cloakroom with a pedestal wash hand basin and a matching WC. Bedroom two has views to the easterly elevation overlooking the garden and has a large wardrobe flanking the fireplace.

The principal bedroom has a wonderful southerly aspect, attractive pine floor boarding and a complete range of bespoke wardrobe and shelf units which run from the floor to ceiling and also include a dressing table. The ground floor bathroom is particularly impressive and has a large walk in fully tiled shower cubicle, a double oval ended bath and a matching pedestal wash hand basin and WC. There is a range of pine fronted storage cupboards with drawers beneath.

The first floor is equally attractive and currently is laid out with a generously proportioned bedroom and a games room/snug which have wonderful views over the surrounding countryside and vaulted ceilings. There is a large landing with a Velux window and a study room.

#### Outside

The property is approached via a private drive which is flanked by neatly clipped holly hedging with a spinney to the left-hand side. This leads to an extensive area of hardstanding and parking, beyond which is a double cart lodge and a further covered parking bay with an adjacent storage barn/workshop. The property occupies a central position within the plot and is surrounded by extensive areas of lawn with mature hedging on all the boundaries.

The orientation is in a south and westerly aspect enabling the property to take advantage of the all-day sun, and is perfect for family entertaining. On the northerly aspect is an attractive mixed spinney with a variety of native trees to include lime and horse chestnut. There is a useful and attractive party barn which is situated to the westerly side of the garden which is ideal for family entertaining and is equipped with power and light and has a large raised deck which is positioned to take advantage of the all-day sun.

In all about 0.80 of an acre (sts).



## Agents notes:

There is ample opportunity for further extension/enlargement subject to the necessary consents.

The drive is shared with the neighbouring farmhouse, Brooklands owns the first portion of the drive up until the garaging and parking area.

The property is connected to ultra-fast broadband via county broadband.

## The accommodation comprises:

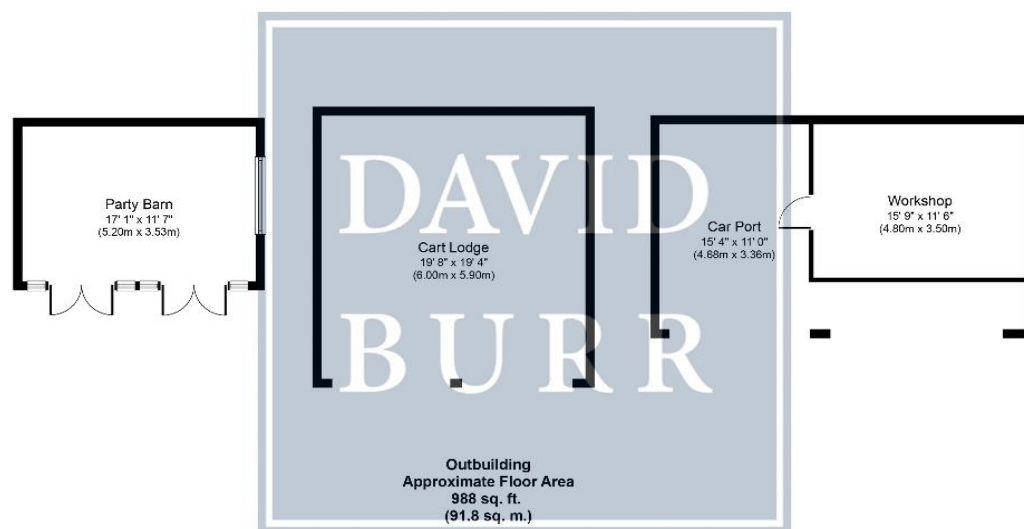
Entrance lobby	Principal bedroom
Sitting room	Three further bedrooms
Dining room	En-suite cloakroom
Kitchen/breakfast room	Family bath/shower room
Boot/utility room	Party barn
Cloakroom	Cart lodge & workshop
Inner hall	South & west facing garden

## 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.

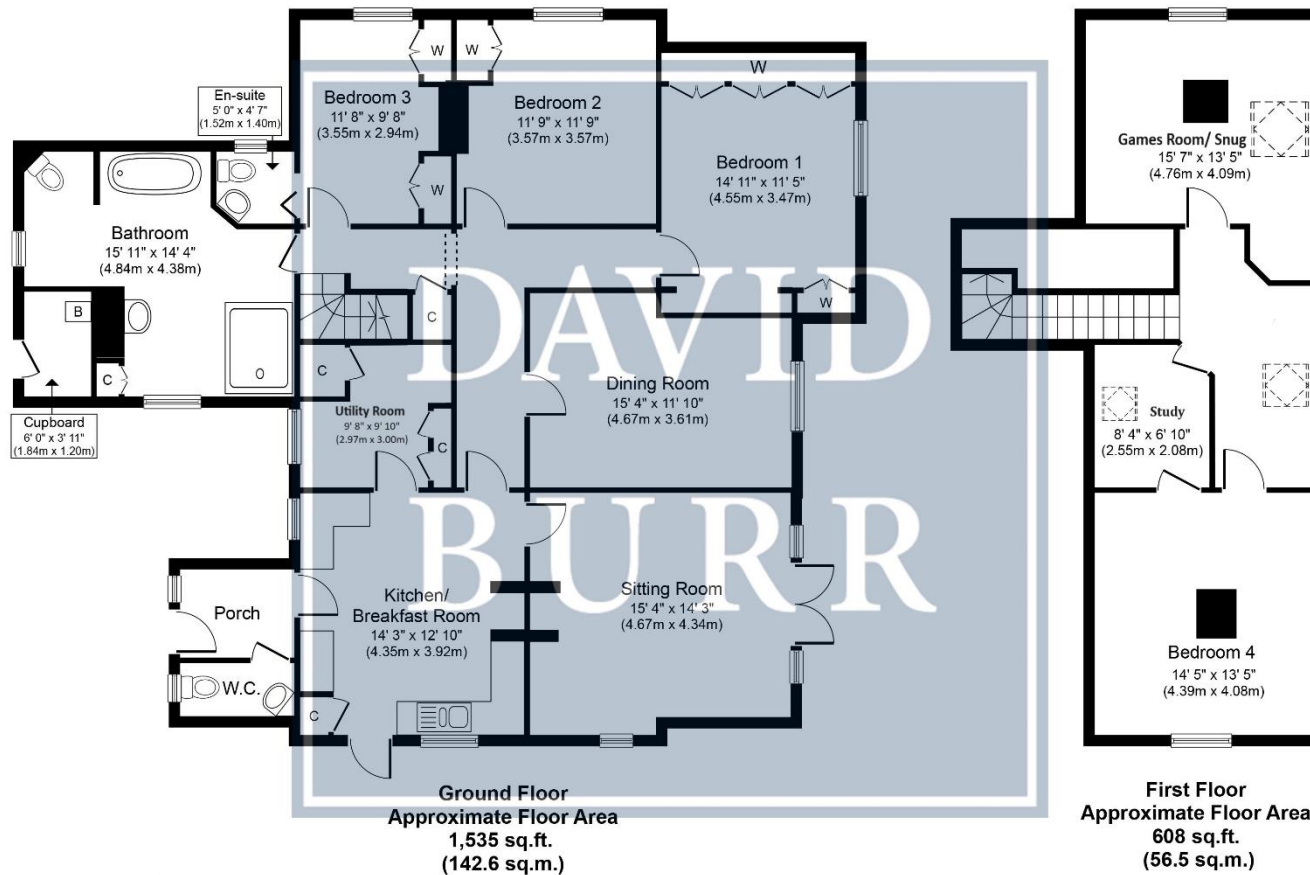
## Access

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: C. Tenure: Freehold

Broadband speed: up to 276.4 Mbps (Home internet speed test).

Mobile coverage: EE, O2 & Vodafone (Singal Checker).

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

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**DAVID  
BURR**