



Marks Farm

Coggeshall Road | Braintree | CM77 8AA

FINE & COUNTRY

SELLER INSIGHT

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I have owned this property in Braintree for about 14 years. One of the reasons that attracted me to this specific area was the compromise between being in the middle of nowhere, and being closer to a town, which was more convenient for me with two teenagers and a baby.

For parents, this area has the benefit of being well-located to three private schools, and the house itself has plenty of room for everyone to have their own space.

When I chose this property over others, I was drawn to the plot size, proportions of the house, and its location close to town. It is also very convenient for commuting, with two train stations providing easy access to London, and a national express coach stop near Tesco, which can take you to Stansted Airport.

In terms of the property's history, it has undergone changes over the centuries. In the 19th century, the ceilings were raised in half of the house, giving the lounge and movie room high ceilings. We have also made updates such as switching from oil to mains gas and adding a kitchen extension in 2021.

My favourite rooms in the house are the dining room, which has a cozy and intimate feel, and the kitchen, which is light and airy. I am most proud of the changes we made to the kitchen.

One of the most memorable events in this property was when we held mini festivals in the garden for around 100 people, complete with a live band and a hog roast.

What I love most about the house now is the mix between the modern and traditional elements it offers. I will definitely miss the garden and the generous room sizes.

The local community is great; with everything you need within a 10-minute drive.









STEP INSIDE

Marks Farm

THE PROPERTY

Marks Farm is a truly remarkable property located on Coggeshall Road in Braintree. This stunning estate offers a spacious and luxurious living experience, perfect for those seeking comfort and tranquility.

With a total of 5 double bedrooms, including a magnificent principal bedroom featuring a dressing room and en suite bathroom, this property provides ample space for relaxation and privacy. In addition to the en suite, there is another bathroom, ensuring convenience for all residents and guests.

The property boasts 5 reception rooms, offering a variety of spaces for entertaining, socialising, or simply unwinding after a long day. The open plan kitchen living area is a focal point of the home, providing a seamless flow between cooking, dining, and relaxation. The kitchen is equipped with top-of-the-line appliances, allowing you to indulge in your culinary passions.

Spanning across approximately 5,100 square feet, this property offers an abundance of space for you to create your ideal living environment. Situated on a generous 1.5-acre plot, you will have plenty of outdoor space to enjoy, whether it's for gardening, outdoor activities, or simply taking in the beautiful surroundings.

Parking will never be an issue, as the property features a double garage and ample off-road parking, all securely gated for your peace of mind.

Marks Farm is truly a dream property, combining elegance, comfort, and functionality. With its top appliances and a utility room, your daily chores will be a breeze. This is an opportunity to own a remarkable home that offers both luxury and practicality.



STEP OUTSIDE

Marks Farm

LOCATION

Braintree is a charming town located in Essex, England. Situated just 10 miles northeast of Chelmsford, it offers a beautiful combination of historical charm and modern amenities.

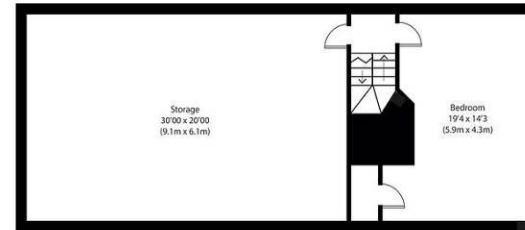
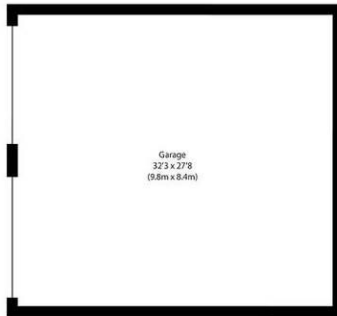
The town is known for its rich history, with evidence of settlements dating back to Roman times. Braintree has a number of historical buildings and landmarks, including the beautiful St. Michael's Church and the George Yard Shopping Centre, which was once a textile factory.

In terms of amenities, Braintree has a wide range of shops, restaurants, and entertainment options to cater to all tastes and preferences. The town centre is bustling with activity, offering a vibrant atmosphere for residents and visitors alike.

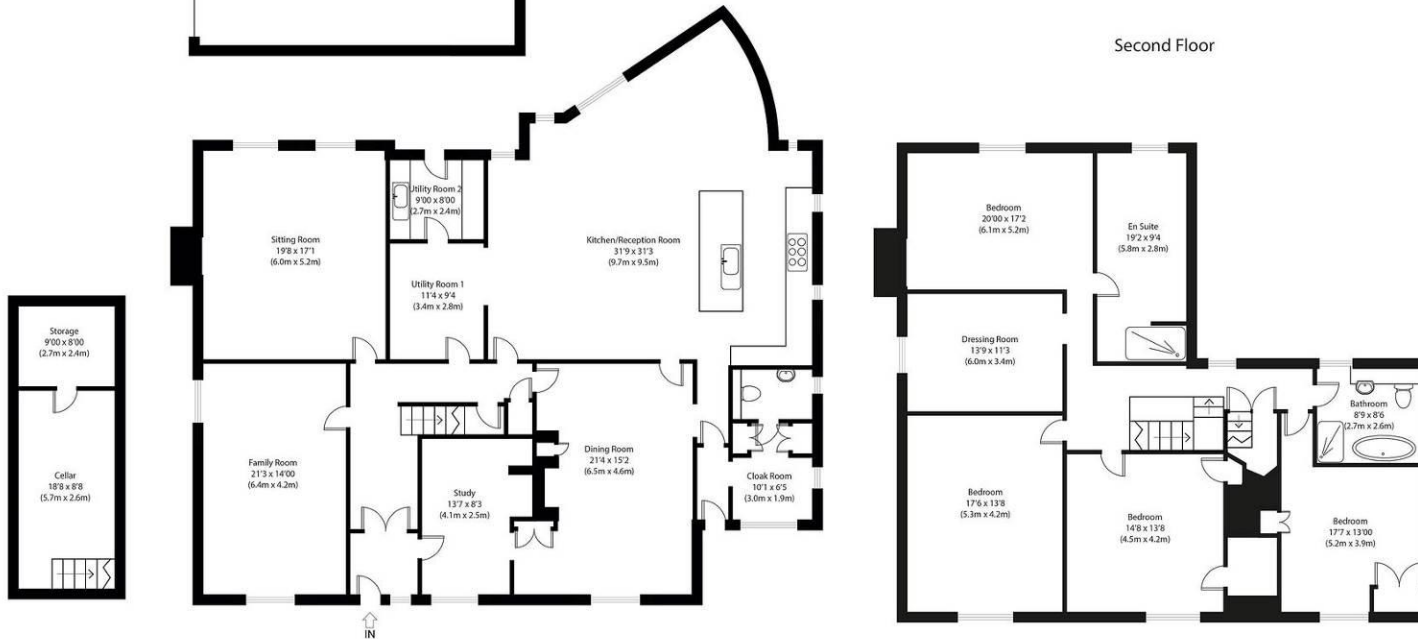
Nature lovers will appreciate the surrounding countryside, which provides ample opportunities for outdoor activities such as walking, cycling, and exploring. The nearby Great Notley Country Park is a popular destination, offering picturesque landscapes and various recreational facilities.

Braintree is well-connected to other parts of Essex and London. The town benefits from excellent transport links, including direct train services to London Liverpool Street, making it an ideal location for commuters.

Overall, Braintree is a delightful town that offers a blend of historical charm, modern amenities, and easy access to surrounding areas. Whether you're seeking a peaceful countryside retreat or a convenient base for commuting, Braintree has something to offer everyone.



Second Floor



Ground Floor

First Floor

Approximate Gross Internal Area
 Main House 5100 sq ft (474 sq m)
 Garage 915 sq ft (85 sq m)
 Total 6015 sq ft (559 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. Whilst we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright www.fineandcountry.com

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