

BUDLEIGH COTTAGE, HALL ROAD, PANFIELD, CM7 5AW

An opportunity to purchase this charming and immaculately presented 4 bedroom, 4 reception room Victorian country home in an idyllic rural setting. This beautiful home has been much improved by the present owners and offers generous accommodation over 2000sq ft that includes a large lounge with doors to the rear garden, sitting room, snug, study, luxury kitchen, utility room, 4 double bedrooms, family bathroom and En-suite shower room. The property is complimented by large landscaped rear gardens backing on to open paddocks and has a large gravel driveway. There is the added benefit of a cellar. Located in the heart of the Essex countryside with a village pub and church, Panfield is also just a short drive from the larger towns of Great Dunmow & Braintree.









- Charming Cottage
- Victorian
- Four Bedrooms
- Four Reception Rooms
- Two Bathrooms
- Large Garden
- Village Location
- Kitchen/Breakfast Room















# SITTING ROOM 14' 9" x 12' 3' (4.27m 2.74m x 3.66m 0.91m)

### Lounge

19' 8" x 10' 5' (5.79m 2.44m x 3.05m 1.52m)

KITCHEN/BREAKFAST ROOM 20' 5" x 10' 2"

### UTILITY ROOM

11' 6" x 6' 6"' (3.35m 1.83m x 1.83m 1.83m')

# Study

18' 8" x 11' 9' (5.49m 2.44m x 3.35m 2.74m)

# WC

SNUG 10' 9" x 9' 0' (3.05m 2.74m x 2.74m 0.00m)

#### Master Bedroom

10' 2" x 9' 10' (3.05m 0.61m x 2.74m 3.05m)

### Dressing Area

10' 11" x 10' 9" (3.05m 3.35m x 3.05m 2.74m)

BEDROOM TWO 14' 5" x 7' 11"

#### En Suite

10' 5" x 2' 11" (3.05m 1.52m x 0.61m 3.35m)

### Bedroom Three

11' 11" x 11' 1' (3.35m 3.35m x 3.35m 0.30m)

### Bedroom Four

15' 7" x 8' 3" (4.57m 2.13m x 2.44m 0.91m)

#### Bathroom

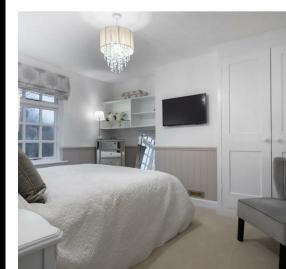
10' 5" x 7' 2" (3.05m 1.52m x 2.13m 0.61m)

#### Cellar

12' 3" x 11' 5" (3.66m 0.91m x 3.35m 1.52m)











Braintree Band E



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