



PRESTIGE & VILLAGE

UK's finest properties

THE ORANGERY, HALL ROAD, BRAINTREE, CM7 5AW



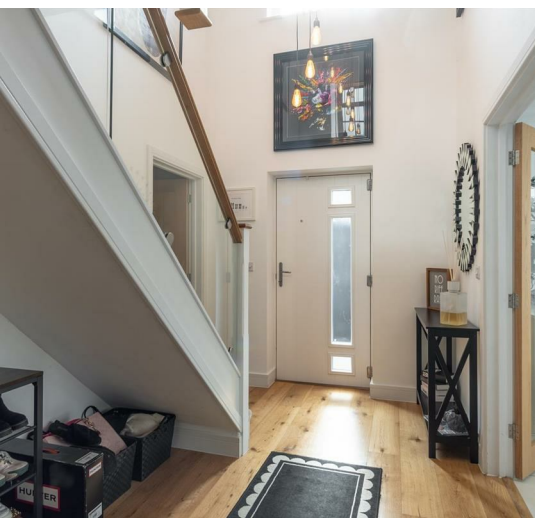
An opportunity to purchase this truly stunning bespoke built family home located in the picturesque village of Panfield on the borders of the Herts & Essex Countryside. This beautiful property offers generous and well planned accommodation that includes an amazing open plan, kitchen/dining/living space with orangery, utility room, lounge with bay window to front and cloakroom, From an impressive entrance hall stairs lead to the first floor with Four double bedrooms, bathroom and en-suite. The property has driveway parking for several vehicles, a garage and a large rear garden backing on to paddocks.





- Bespoke Luxury Home
- Detached
- Village Location
- Beautiful Orangery
- Stunning Kitchen
- Four Bedrooms
- Two Bathrooms
- Large Garden







ENTRANCE HALL

Impressive Entrance

OPEN PLAN

KITCHEN/ORANGERY

28'2 x 24'9 (8.59m x 7.54m)

UTILITY

6'2 x 6'1 (1.88m x 1.85m)

GARAGE

Large Garage & Work Area

LOUNGE

17'2 x 13'4 (5.23m x 4.06m)

CLOAKROOM

Ground Floor WC

MASTER BEDROOM

14'6 x 10'6 (4.42m x 3.20m)

DRESSING ROOM

With Fitted Wardrobes

EN-SUITE

6'2 x 6'1 (1.88m x 1.85m)

BEDROOM TWO

12'6 x 11'6 (3.81m x 3.51m)

BEDROOM THREE

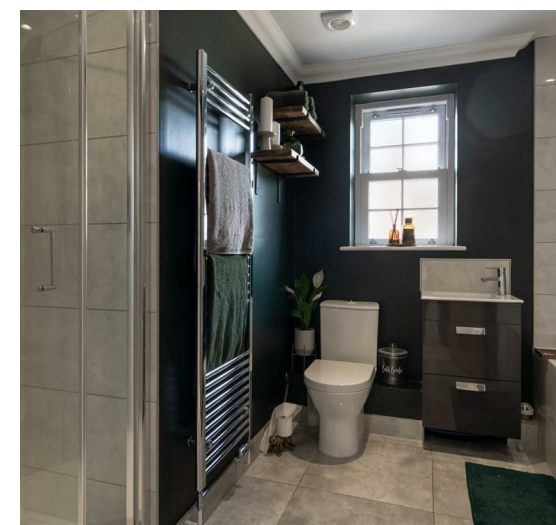
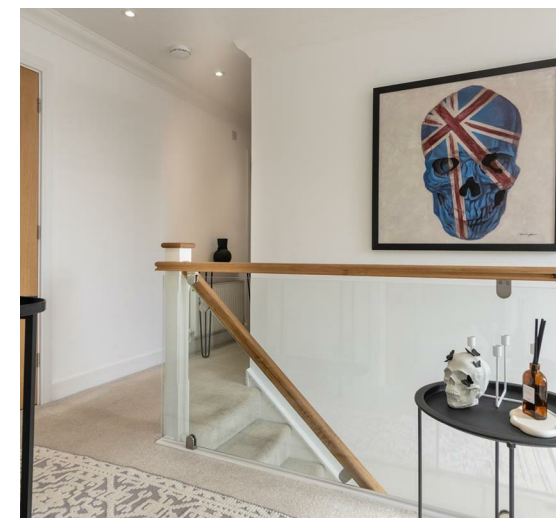
10'6 x 10'3 (3.20m x 3.12m)

BEDROOM FOUR

10'6 x 8'4 (3.20m x 2.54m)

BATHROOM

Family Bathroom





Panfield is a small village located high on the west bank of the 'Pant Valley'. It is three miles northwest of the ancient town of Braintree in the county of Essex. It is believed to have been settled by the Saxons between the 5th and 10th centuries. The first known reference to Panfield is in the Domesday Book of 1086. The Bell Public House has stood in the village since the 1400s. Panfield has a mix of housing from the very early (Panfield Hall) to 20th century rural housing. There are also



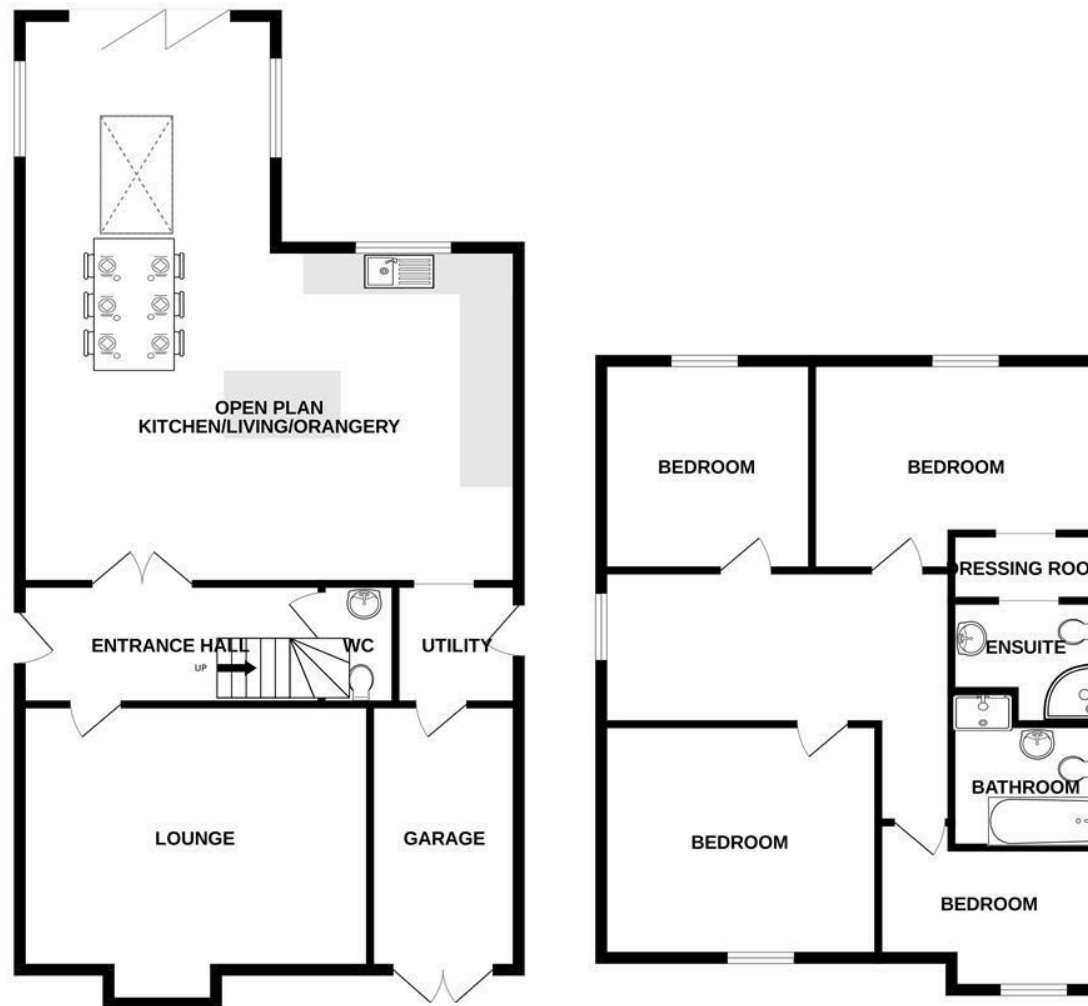
Braintree
Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		
81-95	B		
69-81	C		
55-69	D		
44-55	E		
35-44	F		
21-35	G		
1-21	H		
0-1	I		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
95-100	A		
81-95	B		
69-81	C		
55-69	D		
44-55	E		
35-44	F		
21-35	G		
1-21	H		
0-1	I		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

GROUND FLOOR
1041 sq.ft. (96.7 sq.m.) approx.

1ST FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 1785 sq.ft. (165.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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