



SIMPLY HOMES

Friars

Braughing SG11 2NS





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MOLECROFT, an unique rural style home built to an exceptional, no expense spared standard by the previous owners, designed to fit in with its idyllic countryside surroundings.

This perfect for entertaining statement property including six double bedrooms, four bathrooms (six toilets) and four reception rooms, many with dual aspect rooms overlooking the stunning grounds through triple glazed Swedish designed windows, to provide over 8500 square feet of quality accommodation. This includes three detached outbuildings, consisting of triple garage with accommodation over, a 1063 square foot barn and a newly renovated 743 square foot games room with stunning vaulted ceilings.

Positioned off a quiet village road in the historic village of Braughing, MOLECROFT is completely unoverlooked and accessed via private gates and a long tarmac drive that passes by the paddocks and a wild flower meadow, over a cattle grid and arriving at the driveway with feature roundabout, planted with shrubs and perennials. The front door leads to an impressive central hall leading to a ground floor of bright and spacious rooms. The use of large triple glazed Swedish windows throughout MOLECROFT ensures a light filled house and in some rooms beautiful 180 degree views of the mature gardens which blend with the acreage and rolling countryside beyond

Particularly impressive is the large indoor heated swimming pool with triple aspect windows and sliding doors overlooking the gardens, with automatic pool cover, jacuzzi, dressing and shower room.

The six generously sized double bedrooms on the first floor offer exemplary elevated views, fitted wardrobes and two master bedroom suites with private bathroom facilities. The private balcony brings a serenity to the master bedroom as you look out over the private 17 acre estate through the glass door and dual aspect windows.

The grounds are a notable feature of MOLECROFT providing a wonderful private aspect. A substantial part of the 17 acre plot is given over to easily maintained paddock, lawns, a wild flower meadow and woodlands (with woodland walk) including many large trees. The Koi carp ponds with feature water fall are surrounded by flower beds which are full of seasonal bulbs, mature shrubs and perennials. They attract an abundance of natural wildlife including moorhens, ducks, and grazing deer and muntjac as do the rest of the grounds. A large patio area sits between the sliding doors of the house and the Chelsea Flower Show esque gardens and ponds framed by the terrific grounds and views beyond.







- Molecroft -

- Ground Floor -

Entrance Hallway	
Sitting Room	23'7" x 19'0" (7.20m x 5.80m)
Snug	14'1" x 11'5" (4.30m x 3.50m)
Kitchen/Dining Room	27'10" x 16'4" (8.50m x 5.00m)
Utility	13'5" x 12'9" (4.10m x 3.90m)
Formal Dining Room	14'1" x 13'9" (4.30m x 4.20m)
Conservatory	15'1" x 12'5" (4.60m x 3.80m)
Cloakroom/WC	
Swimming Pool	49'10" x 26'10" (15.2m x 8.20m)
Pump Room	17'0" x 8'2" (5.20m x 2.50m)
Dressing Room + Bathroom	

- First Floor -

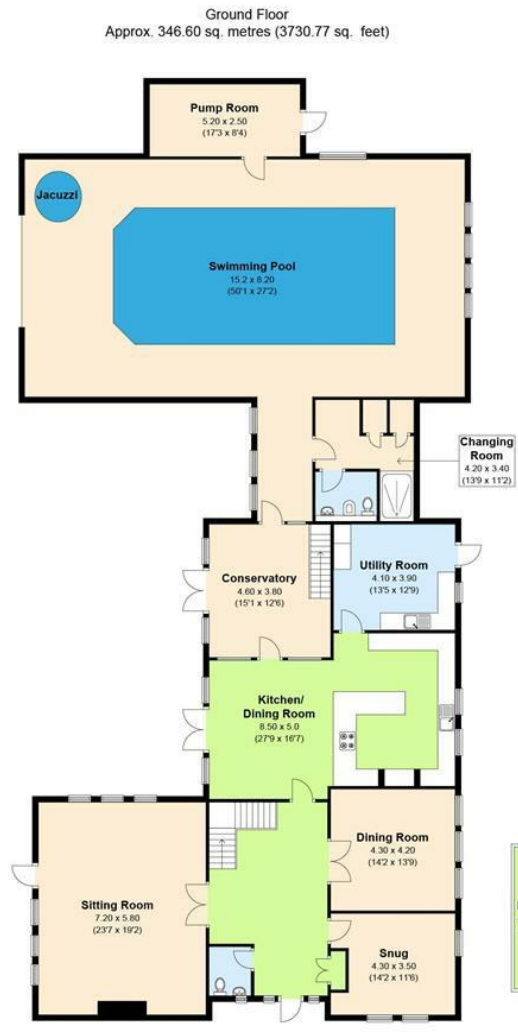
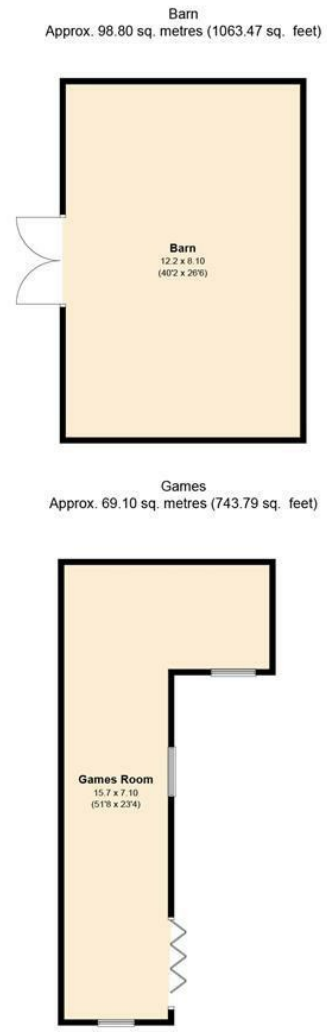
Landing	
7.20m x 5.70m	
En-suite	
Bedroom Two	19'4" x 12'1" (5.90m x 3.70m)
Bedroom Three	17'8" x 12'1" (5.40m x 3.70m)
Bedroom Four	13'9" x 9'6" (4.20m x 2.90m)
Bedroom Five	10'5" x 7'6" (3.20m x 2.30m)
Family Bathroom	10'9" x 8'10" (3.30m x 2.70m)
Separate Staircase to:-	
Guest Suite w/ Bedroom Six	20'4" x 19'4" (6.20m x 5.90m)
Bathroom	10'2" x 9'6" (3.10m x 2.90m)

- Exterior -

Detached Triple Garage with-	28'2" x 20'4" (8.60m x 6.20m)
Cloakroom	
First Floor Accommodation/Home Office	27'10" x 14'1" (8.50m x 4.30m)
Detached Barn	40'0" x 26'6" (12.2m x 8.10m)
Detached Games Rom/Former Stables	51'6" x 23'3" (15.7m x 7.10m)
Driveway	
Formal Gardens	
Private Woodlands	
Fields & Paddocks	







Total area: approx. 821.0 sq. metres (8837.17 sq. feet)









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