

Approx. Gross Internal Area 508.5 Sq M ( 5473.5 Sq Ft )



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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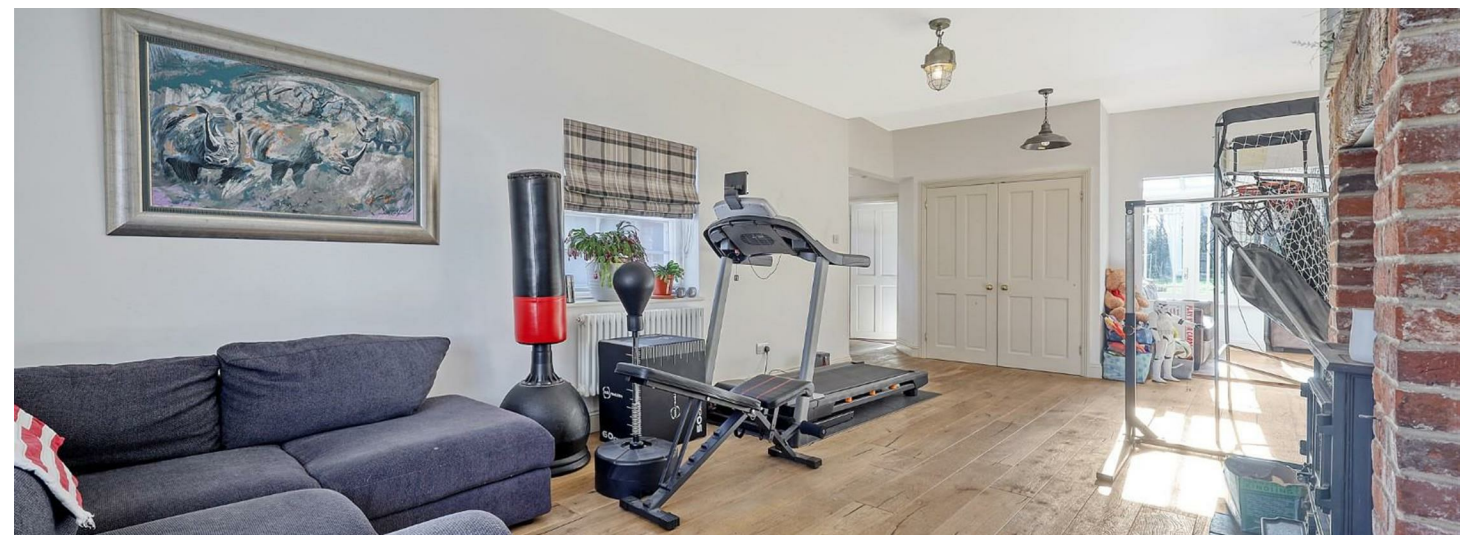
**BROOK STREET, GREAT BARDFIELD, BRAINTREE**

**GUIDE PRICE £1,395,000**



## BROOK STREET GREAT BARDFIELD BRAINTREE

Set within approximately two thirds of an acre in the centre of the thriving village of Great Bardfield is this impressive six bedroom detached Grade II Listed Georgian country home. The property offers expansive accommodation over two floors with a modern living layout and a wealth of period features. Externally the property boasts established gardens, gated driveway parking and a former coach house providing garaging, workshop space and studio above.





### Main House

A generous L-shaped hallway with herringbone flooring and a switchback staircase leading to the galleried landing. Accessed off the entrance hall is three well-proportioned reception rooms with central fireplaces and a study overlooking the formal gardens. Also accessed off the entrance hall is a downstairs cloakroom. To the rear of the property is a beautiful sunroom with bi-folding doors leading to the rear garden. The well equipped kitchen/breakfast/dining room provides a central part of the property with an open archway leading to the sitting room. The main sitting room retains an abundance of natural light with bi-folding doors leading to the rear garden. The ground floor accommodation further benefits from a fitted utility room. On the first floor is a galleried landing with large sash window overlooking the gardens with doors leading to the six bedrooms and a family bathroom. The principal bedroom benefits from a luxury en-suite and a balcony overlooking the formal gardens. A further five double bedrooms are situated on the first floor with a secondary en-suite to bedroom two and a family bathroom.

- Six Bedrooms
- Detached Georgian Country Home
- Grade II Listed Former Doctors House & Surgery
- Approximately Two Thirds Of An Acre
- Seperate Former Coach House Providing Garaging, Workshop Space & Studio Above
- Village Centre Location
- Modern Living Layout With Period Features
- Versatile Accommodation
- Two En-Suite & Family Bathroom
- Electric Gated Driveway





**Former Coach House (Garage/Workshop & Studio above)**

To the side of the property is a former coach house which is currently used as a garage with double doors, power, lighting, a single door to side aspect and stairs leading to a first floor studio/storage area. Adjoined to the rear of the garage is a workshop area with power, lighting, window, single door and an open storage area.

**Grounds**

To the rear of the property is a Sandstone patio area leading to the remainder lawn with a variety of mature shrubs and trees. The garden further benefits from a summer house with tiled roof, external lighting and power. The grounds measure approximately two thirds of an acre and are fully enclosed by brick walls and timber fencing.

**Gated Driveway**

To the side of the property is a set of electric double gates providing access to a block paved driveway leading to an additional sweeping shingle driveway proving parking for several vehicles. To the bottom of the shingle driveway is a garden store.

