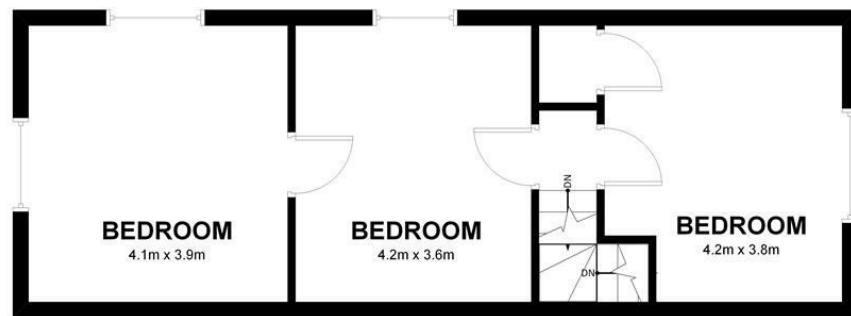
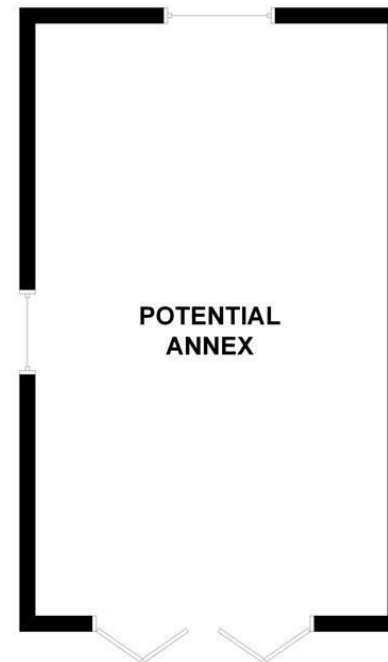
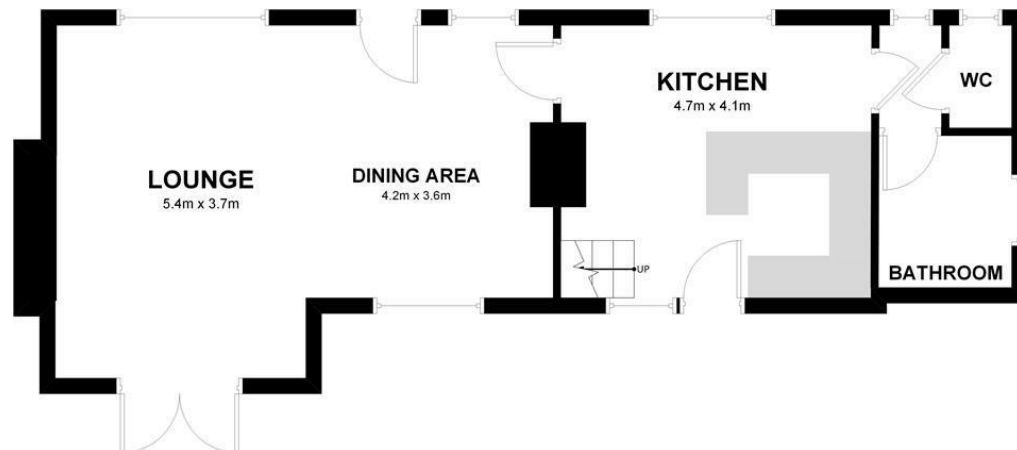


FIRST FLOOR



GROUND FLOOR



**Total Approx. Floor Area
(Excl. Outbuilding):
1240 Sq. Ft.**

DANIEL BREWER
Bringing People and Property Together

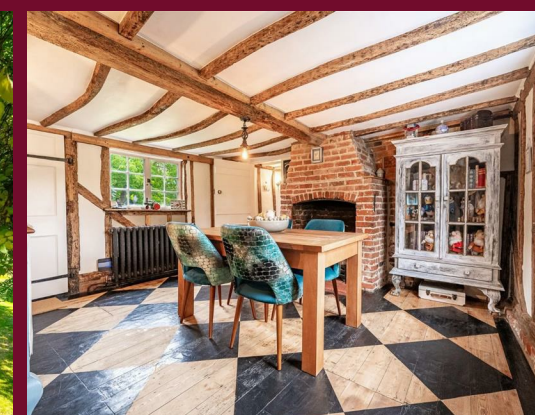
NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.

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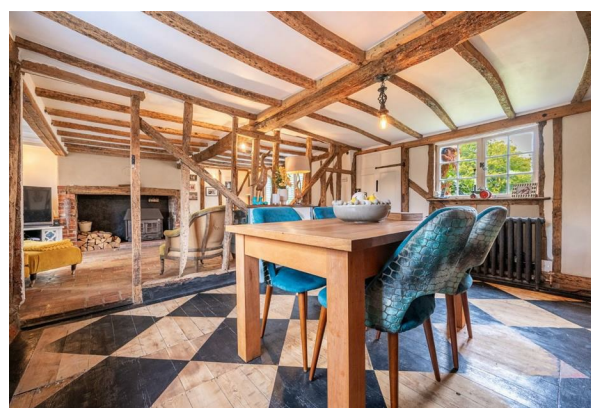
SHALFORD ROAD, RAYNE, BRAINTREE

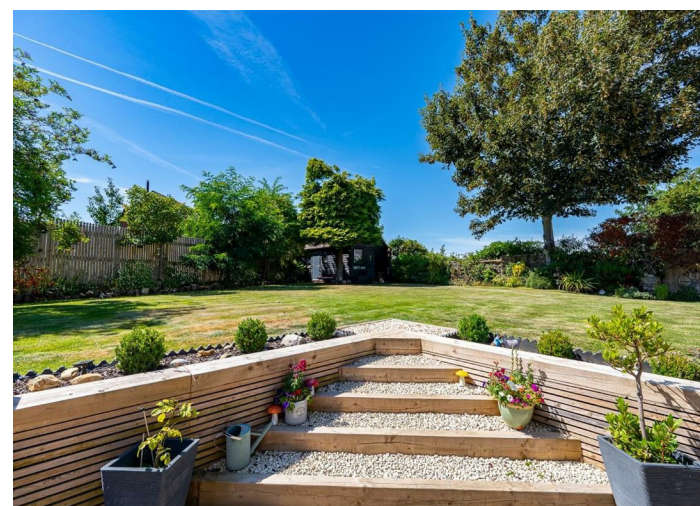
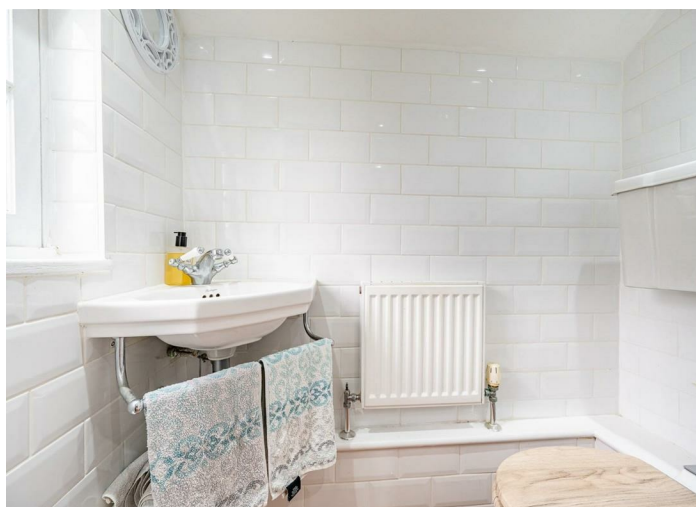
OFFERS OVER £650,000



SHALFORD ROAD
RAYNE
BRAINTREE

Set within approximately a quarter of an acre in the popular village of Rayne is this charming three bedroom grade II Listed thatched cottage boasting a substantial detached outbuilding which offers fantastic annexe potential. The ground floor accommodation comprises:- lounge, dining room, kitchen, cloakroom and bathroom. On the first floor are three bedrooms. Externally the property benefits from landscaped front and rear gardens, ample driveway parking and a generous outbuilding that needs finishing.





Driveway

The property benefits from a shingle driveway providing parking for multiple vehicles.

Agents Notes

Please note some images have been virtually enhanced/computer generated and may not be specific to this property. So these are for guidance and illustrative purposes only and may not be exact.

- Three Bedrooms
- Detached Thatched Cottage
- Grade II Listed
- Approximately Quarter Of An Acre
- Detached Outbuildings
- Landscaped Gardens
- Ample Driveway Parking
- Two Receptions
- Kitchen
- Cloakroom & Bathroom

Dining Room

13'9" x 11'10" (4.19m x 3.61m)

Single door to front aspect, windows to multiple aspects, cast iron radiator, feature red brick fireplace, exposed timbers, exposed floorboards, power points, opening to.

Lounge

17'8" x 12'2" (5.38m x 3.71m)

Window to front aspect with fitted shutters, French doors leading to the rear garden, feature fireplace with inset wood burning stove, reclaimed brick flooring, exposed timbers, cast iron radiator, T.V point, power points.

Kitchen

15'4" x 13'4" (4.67m x 4.06m)

Windows to multiple aspects with fitted shutters to front aspect, base and eye level units with complimentary solid Oak working surfaces over, inset Butler sink with mixer taps, range cooker, space for washing machine, cast iron radiator, exposed timbers, inset spotlights, solid wood flooring, feature red brick fireplace, stairs rising to the first floor landing, single door to rear aspect, door to.

Inner Lobby

Window to front aspect, doors to.

Cloakroom

Opaque window to front aspect, W.C, wash hand basin, radiator, fully tiled walls, wood effect flooring.

Bathroom

Opaque window to side aspect, enclosed bath with mixer taps & separate rain fall shower over, wash hand basin with pedestal, W.C, cast iron radiator, inset spotlights, part tiled walls, wood effect flooring, exposed timbers.





First Floor Landing

Exposed timbers, exposed floorboards, door to.

Bedroom One

13'8" x 12'5" (4.17m x 3.78m)

Window to side aspect with fitted shutters, exposed timbers, radiator, power points, wall mounted light fittings.

Bedroom Three

13'8" x 11'8" (4.17m x 3.56m)

Window to front aspect, exposed timbers, exposed floorboards, radiator, door to.

Bedroom Two

13'5" x 12'9" (4.09m x 3.89m)

Windows to multiple aspects, exposed timbers, radiator, power points.

Detached Outbuilding (Studio/Potential Annexe)

19'1" x 19'1" (5.83 x 5.83)

The outbuilding is in need of internal finishings but will be externally finished prior to completion.

Gardens

To the rear of the property is a patio area with Koi carp pond with steps leading to the formal lawn. The rear garden benefits from a variety of mature shrubs and trees, a detached outbuilding with power, lighting, windows and doors. To the front of the property is an established garden with mature hedging and a shingle pathway leading to the front door.

