

The Beech House, The Street, Great Saling, Braintree, CM7 5DT



welcome to

The Beech House, The Street, Great Saling, Braintree

** GUIDE PRICE £700,000 - £750,000 ** William H Brown are pleased to offer the truly stunning customer built four double bedroom detached family home nestled in the heart of the picturesque village of Great Sailing with easy access to the A120 with links to Stansted Airport and M11













Entrance Hall

18' 2" max x 13' 5" max (5.54m max x 4.09m max) Double glazed window to front aspect. Stairs to first floor. Under stairs cupboard with bespoke draws. Two feature beams. Bamboo underfloor heating.

Lounge

16' 9" x 13' 8" (5.11m x 4.17m)

Double glazed window to front aspect. Bamboo underfloor heating. Bathstone feature fireplace with multi fuel wood burning stove (currently not connected).

Open Plan Kitchen/Family Room

27' 3" max x 22' 8" max (8.31m max x 6.91m max) Double glazed window to rear aspect. Two double glazed bi fold doors to rear garden. Poured rubber flooring with underfloor heating. Large maintenance cupboard with double sliding doors with access to hot water tank and piping. Four ring induction hob with extractor fan over. One and a half sink drainer. Integrated oven. Integrated steam oven. Integrated dishwasher. Cupboard housing washing machine.

Rear Lobby

Double glazed stable door to side aspect. Door leading to

Ground Floor Wetroom

Obscure double glazed window to side. Walk in shower area. Low level WC. Sink drainer unit. . extractor fan.

First Floor Landing

Feature glass banister with inset LED lights in stairs. Bamboo underfloor heating.

Bedroom One

19' max x 14' max (5.79m max x 4.27m max) Double glazed feature Juliet balcony with views overlooking the rear garden. Bamboo under floor heating. Loft access (the loft is huge with potential to convert SSTP.

En-Suite

Obscure double glazed window to side aspect. Walk in shower. Low level WC. Hand wash basin.

Bedroom Two

13' 7" x 13' 2" (4.14m x 4.01m) Double glazed window to front and side. Bamboo underfloor heating.

Bedroom Three

14' x 8' 9" (4.27m x 2.67m)

Double glazed window to front aspect. Fitted double wardrobes with sliding doors. Bamboo underfloor heating.

Bedroom Four

9' 9" x 8' 9" (2.97m x 2.67m) Double glazed window to side aspect. Bamboo underfloor heating.

Bathroom

Obscure double glazed window to side aspect. Panel enclosed bath with plumbed in tap. Low level WC. Vanity hand wash basin. Heated towel rail.

Garden

Extensive rear garden measuring approximately 150 ft with decking area. Wooded area to rear with large wooden barn (in need of refurbishment) Mainly laid to lawn with mature trees and shrubs.

Parking

Gated entrance with shingle driveway providing off street parking for multiple cars.

Agent Note

The current owners had this property built and have advised us that they have used ECO friendly building materials where possible. e.g. sheep's wool insulation





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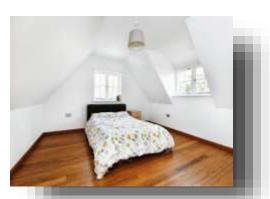
The Beech House, The Street, Great Saling, **Braintree**

- Custom Built Four Bedroom Detached House
- Stunning Throughout
- **Under Flooring Heating**
- Large Open Plan Kitchen Family Room
- Approximately 150 ft Rear Garden with Wooded Area

Tenure: Freehold EPC Rating: B

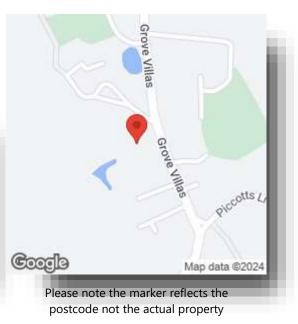
guide price

£700,000









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Property Ref: BTR108673 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only)

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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