



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 Saling 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR108673 - 0003

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