



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



**welcome to**

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

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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welcome to

## 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

offers over

**£680,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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