



Lambourne, Ashes Road, Cressing, Braintree, CM77 8DW



welcome to

Lambourne Ashes, Road, Cressing, Braintree

* GUIDE PRICE £1,000,000-£1,250,000* William H Brown are pleased to offer this exceptional family home which offers 5 double bedrooms which includes a 1 bedroom self-contained detached annexe. The property has been extended to accommodate spacious living & sits on a plot of approximately 1/3 acre.



Entrance Foyer

Double glazed window to side aspect. Double glazed window to front aspect. Electric heater. Coat cupboard. Custom made seating area. Oak flooring.

Hallway

Stairs to first floor. Radiator with bespoke cover. Custom made to fit cupboard and under stairs drawers. Carpets.

Dining Room

21' 7" x 10' 9" (6.58m x 3.28m)

Double glazed bi-fold doors to rear garden. Radiator with bespoke cover. Oak flooring.

Sitting Room

14' 7" max x 10' 9" max (4.45m max x 3.28m max)

Double glazed window to front aspect. Radiator with bespoke cover. Feature fireplace. Carpets.

Lounge

24' 9" x 14' 3" (7.54m x 4.34m)

Double glazed bi-fold doors to rear garden. Double glazed window to front aspect. Custom made media wall to fit TV. Dimplex vapour electric fire with flame effect. Carpets.

Kitchen / Breakfast Room

27' 10" max + recess x 7' 8" max + recess (8.48m max + recess x 2.34m max + recess)

Double glazed patio doors to rear garden. Double glazed atrium window. Comprehensively matching range of fitted base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps and dedicated boiled water dispenser. Cupboard housing water softener. Five ring induction hob with overhead extractor fan. There are two integrated ovens one larger both with microwave, grill and wifi. Integrated plate warmer. Space for American style fridge freezer. LED spot lights. Electric heater. Breakfast bar. Cupboard housing boiler. Plumbing and space for two dishwashers. LVT flooring. Drawer with pullout bin. All appliances are Siemens. Double glazed door to

Utility Room

8' 11" x 7' 1" (2.72m x 2.16m)

Double glazed window to rear aspect. Double glazed door to rear garden. Range of base and eye level units incorporating stainless steel sink drainer. Plumbing and space for washing machine and tumble dryer. Leading to WC room, WC & hand wash basin. LVT flooring.

Study

9' 6" x 7' 4" (2.90m x 2.24m)

Double glazed window to front aspect. Radiator.

Landing

Loft access with concealed ladder. Storage cupboard. Airing cupboard.

Lobby

7' x 8' 10" (2.13m x 2.69m)

Double glazed French doors to Balcony.

Bedroom One

16' 7" x 14' 3" (5.05m x 4.34m)

Double glazed window to rear aspect. Double glazed French doors leading to balcony. Radiator.

Dressing Room

8' 3" x 7' (2.51m x 2.13m)

Double glazed window to front aspect. Range of fitted wardrobes and drawers.

En-Suite

8' 4" x 6' 4" (2.54m x 1.93m)

Double glazed window to front aspect. Walk in double shower. Low level WC. Vanity hand wash basin. Electric radiator. Tiled flooring.

Bedroom Two

8' 9" x 18' (2.67m x 5.49m)

Two double glazed windows to front aspect. Range of bespoke Sharps fitted wardrobes and matching units. Radiator.

En-Suite

9' 9" x 4' 7" (2.97m x 1.40m)

Walk in shower cubicle. Low level WC. Hand wash basin.

Bedroom Three

11' 7" max x 9' 7" max (3.53m max x 2.92m max)

Double glazed window to rear aspect. Radiator.

Bedroom Four

9' 8" x 10' 8" (2.95m x 3.25m)

Double glazed window to front aspect. Radiator.

Bathroom

10' 4" x 10' 2" (3.15m x 3.10m)

Obscure double glazed window to rear aspect. Pedestal hand wash basin. Low level WC. Large deluxe enclosed bath. Walk in shower. Heated towel rail. Window shutters.

Detached Annexe House Kitchen

12' x 10' 2" (3.66m x 3.10m)

Double glazed window to rear aspect. Range of base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer taps. Plumbing and space for washing machine. Integrated oven with four ring electric hob and overhead extractor fan. Integrated fridge. Space for freezer. Oak flooring. Double glazed door to rear garden. Stairs to

Open Plan Lounge / Diner

19' 5" x 15' 10" (5.92m x 4.83m)

Double glazed window to rear aspect. Double glazed skyline window. Carpets.

Shower Room

7' 1" x 6' 11" (2.16m x 2.11m)

Double glazed skyline window. Walk in shower cubicle. Low level WC. Hand wash basin.

Bedroom

12' 6" x 11' 4" (3.81m x 3.45m)

Double glazed window to front aspect. Double



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welcome to

Lambourne, Ashes Road, Cressing, Braintree

- Detached Five Bedroom House
- Including a One Bedroom Self-Contained Annexe
- Three Reception Rooms
- Two En-Suites
- CCTV and Burglar Alarm

Tenure: Freehold EPC Rating: D

guide price

£1,000,000 - £1,250,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), spacings 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.flooragent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR108813 - 0003

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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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