



**Clovelly, Blake End, Rayne, Braintree, CM77 6SG**



**welcome to**

**Clovelly, Blake End, Rayne, Braintree**

GUIDE PRICE £1,000,000 - £1,100,000 -We are thrilled to present this exceptional and rarely available four-bedroom detached home, set on a generous plot in the sought-after Blake End, Rayne. Beautifully presented throughout, this residence combines modern comfort with the charm of countryside living



### Hallway

Radiator. Stairs to first floor. Understairs cupboard. Doors leading to:

### Kitchen / Diner

24' 6" x 14' ( 7.47m x 4.27m )

Double glazed window to rear. Double glazed skyline windows. Range of matching base and eye level units with work surface over incorporating a one and a half sink drainer with hot and cold mixer taps, Integrated oven, oven and grill, dishwasher, washing machine, microwave and fridge freezer. Five ring induction hob with overhead extractor fan. Tiled flooring. Stacker door leading to garden area

### Lounge

17' 3" max x 13' 5" max ( 5.26m max x 4.09m max )

L'shaped. Double glazed window to side aspect. Double glazed stacker doors to rear aspect. Vertical radiator. Stand alone bespoke wood burning stove.

### Study Area

8' 4" x 9' 3" ( 2.54m x 2.82m )

Double glazed window to side aspect. Radiator. Door leading tot:-

### Bedroom Three

11' 5" x 14' ( 3.48m x 4.27m )

Double glazed bay window to front aspect. Radiator. Double glazed French doors to rear garden. Radiator.

### Bedroom Four

13' 7" x 11' 5" ( 4.14m x 3.48m )

Double glazed day window to front aspect. Radiator.

### Bathroom

Obscure double glazed window to side aspect. Panel enclosed bath with hot and cold mixer taps. Low level WC. Walk in shower cubicle. Vanity hand wash basin. Tiled flooring.

### Landing

Loft access. Doors leading to:-

### Bedroom One

16' 4" max x 13' 9" max ( 4.98m max x 4.19m max )

Double glazed French doors to balcony. Radiator. Multiple storage cupboards.

### En-Suite

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

### Bedroom Two

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

Double glazed window to front aspect. Radiator. Multiple built in cupboards.

### En-Suite

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

### Bar / Games Room

25' 3" x 12' 6" ( 7.70m x 3.81m )

Double glazed window to front aspect. Two double glazed windows to side aspect. Door to rear garden. Dedicated bar area which is currently being used for a pool table and other activities.

### Lodge

#### Open Plan Living

34' x 11' ( 10.36m x 3.35m )

Double glazed French doors to rear garden. Three double glazed windows. Two radiators. Wood burning stove. Range of matching base and eye level units with work surface over incorporating a one and a half sink drainer with hot and cold mixer taps. Plumbing and space for washing machine and dishwasher. Space for fridge freezer.

#### Lobby

Double glazed window to side aspect.

#### Bathroom

Obscure double glazed window to side aspect. Side panel bath with hot and cold mixer taps. Walk in shower cubicle. Low level WC. Hand wash basin.

#### Room

14' x 11' ( 4.27m x 3.35m )

Double glazed window to side aspect. Walk in storage area measuring 11' x 4'2"

#### Exterior

Large rear garden with patio seating area which has a fully equipped outside garden kitchen.

A multitude of outbuildings including a games room measuring 25' x 12'6" which currently has a bar area, pool table and other pub game.

The remainder of the garden is mainly laid to lawn with mature trees.

Parking for multiple cars leading to a detached cart lodge for two cars.



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## Clovelly Blake End, Rayne Braintree

- Four Bedroom Detached House
- Two En-Suites
- Stunning Open Plan Kitchen Diner
- Immediate Access to A120
- Multiple Outbuildings

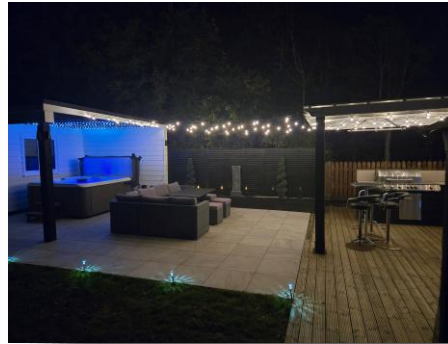
Tenure: Freehold EPC Rating: E  
Council Tax Band: E

guide price

**£1,000,000 - £1,000,000**



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