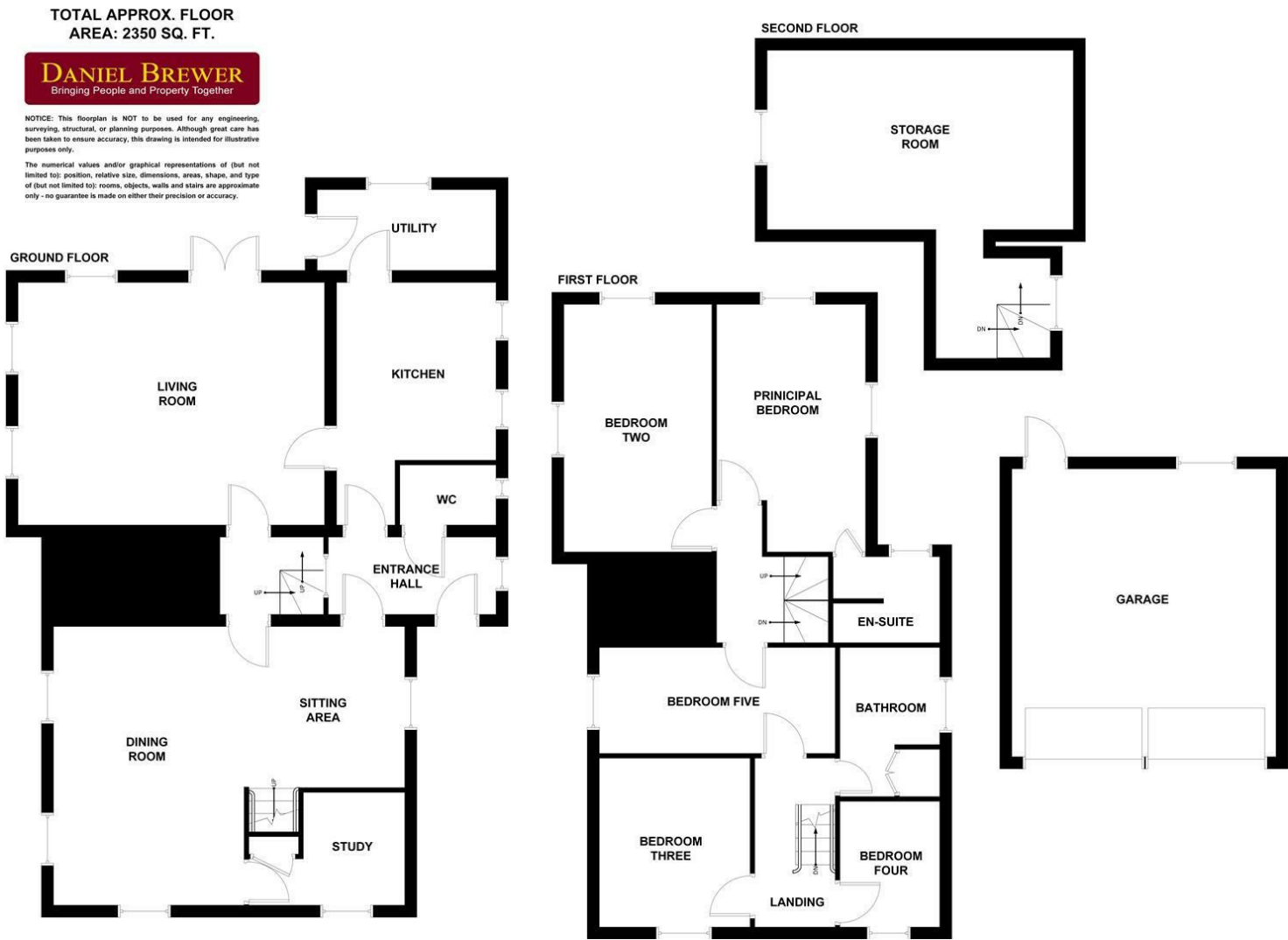




Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Daniel Brewer

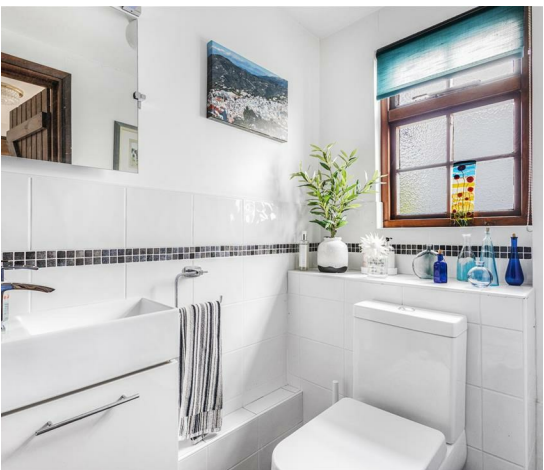
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THE STREET, GREAT SALING, BRAINTREE

£750,000



THE STREET
GREAT SALING
BRAINTREE

****No Onward Chain*** Daniel Brewer are pleased to present a characterful detached five bedroom period home, set within the highly regarded village of Great Saling, offering an impressive blend of traditional charm, generous accommodation and mature gardens. Internally, the property retains a wealth of original features including exposed timbers and attractive fireplaces, with a versatile layout arranged over three floors. The ground floor provides a welcoming entrance hall, cloakroom, kitchen with adjoining utility room, a spacious living room with fireplace and French doors opening onto the garden, together with a large open plan sitting/dining room and separate study. The first floor accommodation comprises four/five bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a family bathroom. A further spiral staircase rises to the second floor, where a substantial storage room provides additional practical space. Outside, the property is complemented by established gardens with lawns, mature trees, shrubs, planted borders and paved seating areas, creating a wonderfully private and picturesque setting. A double garage with ample driveway parking.*





Double Garage & Driveway Parking

Double garage with double doors, overhead storage space & garden access. gravelled/brick driveway parking for multiple vehicles.

Gardens

To the front of the property is a gravel and brick-paved driveway providing access to the garage, with pedestrian access leading through to the rear garden. A pathway continues around the front of the house, bordered by a small planted frontage with established shrubs and a mature tree, before opening onto a lawned side garden adjoining the road. This area also contains a mature tree and provides a second pedestrian access to the rear garden. Behind the garage is a further area laid to lawn with well-established planted borders. A stone-paved pathway continues around the perimeter of the property and leads to a paved patio seating area immediately adjoining the house, linking the two garden access points. Beyond the patio, a pathway leads into the main rear garden, which is generously planted and enjoys a mature, established feel. The garden incorporates areas of lawn together with a variety of mature trees, shrubs and well-stocked borders, with pathways winding through the planting and a circular paved seating area forming an attractive focal point. The garden is principally enclosed by timber panel fencing, while towards the far end there is timber post-and-rail fencing, beyond which the property backs onto open fields.

Village Summary

Great Saling is an attractive rural village in the Braintree district of Essex, situated approximately four miles north-west of Braintree and surrounded by open countryside. The village is characterised by its traditional cottages, village green and historic St James' Church, while the surrounding area offers a wealth of scenic walks and bridleways.

• Five Bedroom Detached Grade II Listed Period Home

• No Onward Chain

• Kitchen & Utility Room

• Spacious Living Room With Original Fireplace

• Open Plan Sitting & Dining Area

• Separate Study Ideal For Home Working

• Family Bathroom, En-Suite & Ground-Floor Cloakroom

• Second Floor Storage Room

• Attractive Mature Gardens Backing Onto Open Fields

• Double Garage & Driveway Parking For Multiple Vehicles

Entrance Hall

5'10" x 5'6" (1.8m x 1.7m)

Entrance via solid timber door, timber window to the side aspect, internal window to stairway lobby, exposed timbers, timber flooring, ceiling mounted light fixture, various power points. Doors to: Cloakroom, Living Room, Kitchen

Cloakroom

Frosted timber window to side aspect, low level WC, wash hand basin with mixer tap and low level storage, partially tiled walls, tiled flooring, ceiling mounted light fixture.

Kitchen

16'4" x 11'1" (5.0m x 3.4m)

Timber windows to side aspect, various base and eye level units, ceramic butler sink with mixer tap, range-style cooker with multiple ovens, gas hobs and extractor fan overhead, space for dining table, splashback tiling, tiled flooring, feature downlighting, inset spotlights, various power points. Door to: Living Room, Glazed timber door to: Utility Room.

Utility Room

11'9" x 5'6" (3.6m x 1.7m)

Timber door to side aspect, timber window to rear aspect, various base level units, inset sink and mixer tap, space for washing machine & separate tumble drier, tiled flooring, inset spotlights, various power points.

Living Room

20'8" x 16'4" (6.3m x 5.0m)

French doors to rear aspect, timber windows to side & rear aspects, original brick fireplace with flued log burner and stone tiled hearth, exposed timbers, exposed brickwork, carpeted flooring, wall mounted light fixtures, various power points. Door to: Stairway Lobby.

Stairway Lobby

Spiral stairs to Secondary Landing, timber flooring, wall mounted light fixture. Door to: Sitting Area/Dining Room.

Sitting Area/Dining Room

23'7" x 18'8" (7.2m x 5.7m)

Timber windows to the front and both side aspects, door access to stairway for First Floor Landing, exposed timbers, exposed brickwork, wall mounted radiators, timber flooring, wall mounted light fixtures, various power points.

Study

10'5" x 7'6" (3.2m x 2.3m)

Timber window to front aspect, access to understairs storage, wall mounted radiator, carpeted flooring, ceiling mounted spotlight array, various power points.

First Floor Landing

8'10" x 7'6" (2.7m x 2.3m)

Carpeted stairway with post and rail timber balustrade, exposed timbers, wall mounted light fixture, various power points. Doors to: Bathroom, Bedroom Three, Bedroom Four, Study/Landing.





Bedroom Three
11'1" x 10'2" (3.4m x 3.1m)
Timber window to front aspect, exposed timbers, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Four
8'2" x 7'2" (2.5m x 2.2m)
Timber window to front aspect, carpeted flooring, ceiling mounted light fixture, various power points.

Bathroom
Timber window to side aspect, three-piece suite, low level WC, pedestal wash hand basin with mixer tap, bath with shower attachment, glass screen and mixer tap, wall mounted heated towel rail, access to cupboard, timber flooring, tiled walls, wall mounted light fixture.

Bedroom Five
16'0" x 6'10" (4.9m x 2.1m)
Timber window to side aspect, exposed timbers, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Door to: Secondary Landing,

Secondary Landing
11'1" x 5'2" (3.4m x 1.6m)
Spiral staircase to second floor landing, exposed timbers, timber flooring, wall mounted light fixture, Doors to: Principal Bedroom. Bedroom Two.

Principal Bedroom
16'4" x 10'2" (5.0m x 3.1m)
Timber window to rear & side aspect, exposed timbers, wall mounted radiator, carpeted flooring, wall mounted light fixture, various power points. Door to: En-Suite.

En-Suite
Timber window to rear aspect, three-piece suite, low level WC, pedestal wash hand basin with mixer tap, tile enclosed shower, wall mounted heated towel rail, tiled flooring, tiled walls, wall mounted light fixture, extractor fan.

Bedroom Two
16'8" x 6'6" (5.1m x 2.0m)
Timber window to rear & side aspect, exposed timbers, wall mounted radiator, carpeted flooring, wall mounted light fixture, various power points.

Second Floor Landing
7'10" x 6'10" (2.4m x 2.1m)
Timber window to side aspect, timber flooring. Opening to: Storage Room.

Storage Room
20'8" x 12'1" (6.3m x 3.7m)
Timber window to side aspect, restricted head height, timber flooring, light fixture.

