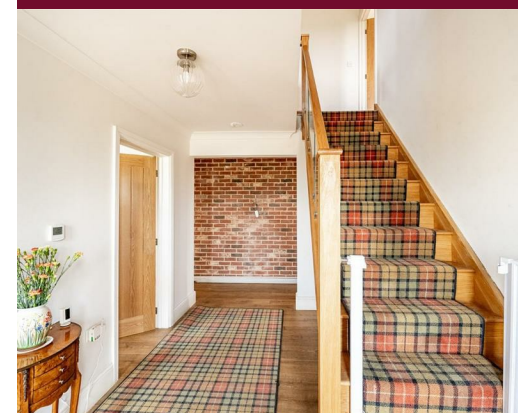


# DANIEL BREWER

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#### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

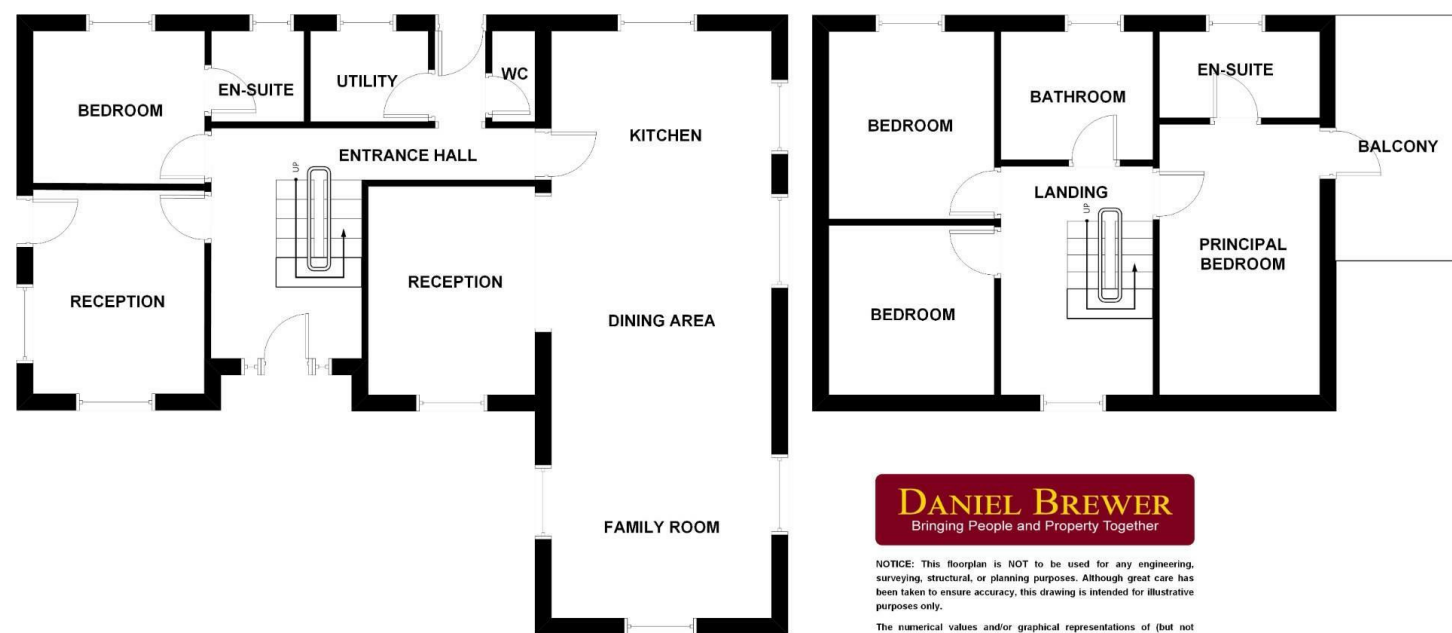
HOWE STREET, FINCHINGFIELD, BRAINTREE, ESSEX,  
CM7 4JB

OFFERS OVER £1,000,000



**HOWE STREET  
FINCHINGFIELD  
BRAINTREE  
ESSEX  
CM7 4JB**

*Set within approximately nine acres on the outskirts of the picturesque village of "Finchingfield" is this modern four bedroom detached country home. The property is situated at the end of a quiet private lane surrounded by open countryside offering an idyllic position. The ground floor accommodation comprises:- kitchen/dining/family room, two further receptions, utility room, cloakroom, bedroom four with en-suite facilities and an entrance hall. On the first floor are a further three bedrooms with en-suite & balcony to the principal bedroom and a family bathroom. A loft room is accessed of the first floor landing via a staircase. The property is heated by oil central heating, electricity supply is via solar panels and a back up generator and drainage via a private treatment plant. Additional adjoining land with consented barn conversion opportunity available by separate negotiation. \*\*\*Agricultural Tie (Planning Condition)\*\*\**



**DANIEL BREWER**  
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.



- Four Bedroom Detached Modern Country Home
- Approximately Nine Acres
- Opportunity to Purchase As A Whole With Adjoining Consented Barn Conversion Opportunity
- Private Rural Position Near Finchingfield
- Principal Suite with Balcony & Far-Reaching Countryside Views
- Spacious Kitchen/Dining/Family Room
- Two Reception Rooms
- Extensive Driveway Parking
- Independent Solar Energy System wWth Generator Back-Up
- Agricultural Occupancy Condition Applies

**Main House**

**Entrance Hall Accommodation**

**Reception**  
14'2" x 11'5" (4.33 x 3.49)

**Kitchen/Dining/Family Room**  
39'0" x 14'9" (11.9 x 4.5)

**Reception**  
14'2" x 11'5" (4.33 x 3.49)

**Utility Room**

**Cloakroom**

**Bedroom**  
3.49 x 3.06

**En-Suite**

**First Floor Landing**

**Principal Bedroom**  
18'4" x 11'5" (5.6 x 3.49)

**En-Suite**

**Balcony**

**Bedroom**  
12'7" x 11'5" (3.85 x 3.49)

**Bedroom**  
11'7" x 11'5" (3.54 x 3.49)

**Bathroom**

**Second Floor Loft Room**

**Grounds**

The grounds are enclosed by mature hedgerows & timber fencing measuring a total of approximately nine acres.

**Agents Notes**





The property on offer is subject to an Agricultural Occupancy Condition with Braintree District Council. The planning condition that restricts who can occupy a dwelling in the countryside. This condition limits the property's occupancy to individuals employed in agriculture or family.

