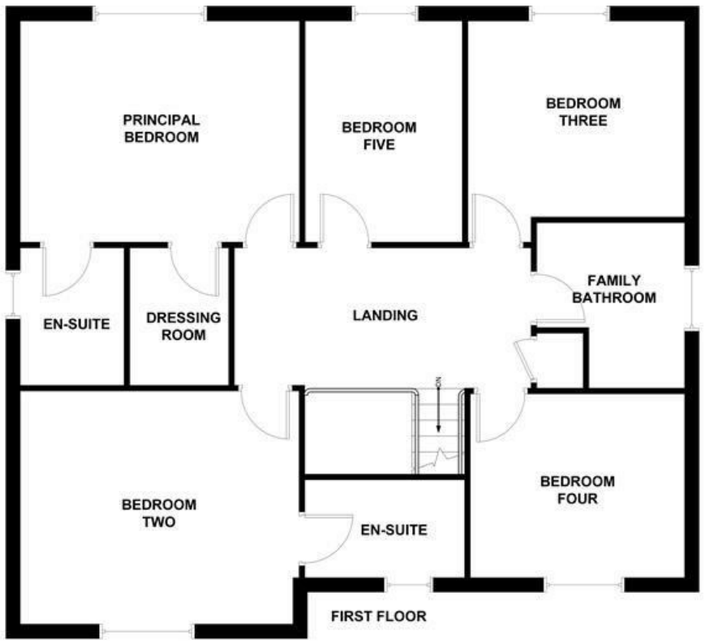
Daniel Brewer

51 High Street
Great Dunmow
Essex, CM6 1AE

Telephone • 01371 856585
Website • www.danielbrewer.co.uk
E-mail • info@danielbrewer.co.uk



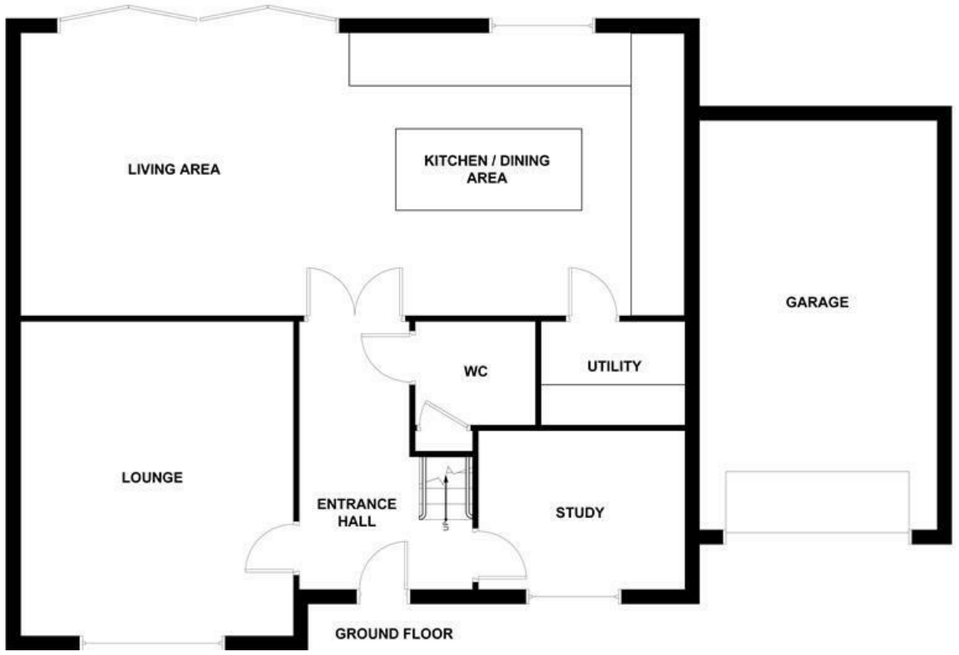
TOTAL APPROX. FLOOR AREA: 2730 SQ. FT.

Inc. Garage

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.



MILL LANE, LITTLE COMMON, RAYNE, ESSEX, CM77 6AH

£1,050,000

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.

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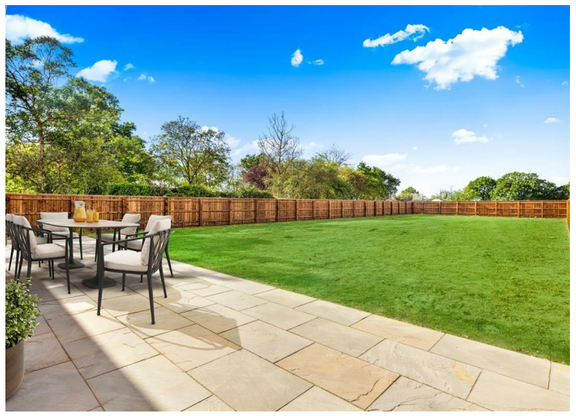
MILL LANE
LITTLE COMMON
RAYNE
ESSEX
CM77 6AH

Set within approximately a third of an acre on the outskirts of Rayne, down a scenic country road, this newly built five bedroom home offers approximately 2,730 sq. ft of spacious and thoughtfully designed accommodation, with a modern, easy-flowing layout. The property is also ideally positioned within easy reach of the sought after village of Felsted, with its excellent amenities and well-regarded schooling.

The ground floor comprises a welcoming entrance hall, spacious lounge with fireplace, study, cloakroom and a beautifully appointed open-plan kitchen, dining and living space, with sliding doors opening onto the rear garden. A separate utility room completes the ground floor.

Upstairs are five well-proportioned bedrooms, including a principal bedroom with dressing room and en-suite, while bedroom two also benefits from its own en-suite. A family bathroom and galleried landing complete the first floor.

Outside, the property offers a single garage and generous driveway parking several vehicles. The rear garden features a paved patio, ideal for entertaining and outdoor dining, with the remainder laid to lawn and enclosed by timber fencing.



Village Summary
Rayne is an attractive and well-connected village situated approximately two miles west of Braintree, offering a pleasant semi-rural setting with convenient access to the A120 and surrounding towns. The village benefits from local shops and services, two public houses and the historic All Saints Church, while the popular Flitch Way runs through Rayne providing excellent walking and cycling routes. The former railway station now serves as a café and visitor centre, adding to the village's charm and character.

Additional Information
Air source heat pump, underfloor heating on ground flooring.

- **Five Bedroom Detached New Build Country Home**
- **Open-Plan Kitchen, Dining And Living Area**
- **Spacious Lounge With Feature Fireplace**
- **Separate Study, Ideal For Home Working**
- **En-Suites To Principal & Bedroom Two**
- **Cloakroom & Family Bathroom**
- **Approximately A Third Of An Acre**
- **Single Garage And Driveway Parking For Multiple Vehicles**
- **Desirable Countryside Location**
- **Easy Reach Of Felsted Village Centre**

Entrance Hall
15'1" x 9'2" (4.6m x 2.8m)
Entrance via timber door, double glazed windows to front aspect, stairs to first floor landing, underfloor heating, timber flooring, inset spotlights, various power points. Doors to: Lounge, Cloakroom, Study. Double Doors to: Living Room.

Lounge
18'0" x 15'5" (5.5m x 4.7m)
Double glazed UPVC window to front aspect, log burner with brick surround and timber mantle, underfloor heating, carpeted flooring, ceiling mounted light fixture, various power points.

Cloakroom
Low level WC, floating wash hand basin with mixer tap and storage, access to understairs storage cupboard, underfloor heating, timber flooring, partially tiled walls, inset spotlight.

Study
11'9" x 8'10" (3.6m x 2.7m)
Double glazed UPVC window to front aspect, underfloor heating, carpeted flooring, ceiling mounted light fixture, various power points.

Living Area
15'8" x 15'5" (4.8m x 4.7m)
Sliding glass door to rear aspect, underfloor heating, timber flooring, ceiling mounted light fixtures, various power points.

Kitchen/Dining Area
21'7" x 15'8" (6.6m x 4.8m)
Double glazed UPVC window to rear aspect, various base and eye level units with quartz composite worksurface over, inset ceramic sink with mixer tap and carved drainer unit, integrated fridge freezer, integrated oven, integrated four ring hob with extractor fan overhead, island unit with breakfast bar seating for four people, underfloor heating, timber flooring, feature downlighting, inset spotlights, various power points. Door to: Utility Room.

Utility Room
8'2" x 5'10" (2.5m x 1.8m)
Various base level units with timber worksurfaces over, inset stainless steel sink with mixer tap and drainer unit, space for washing machine, space for tumble drier, underfloor heating, timber flooring, inset spotlight.

Galleried Landing
16'8" x 7'6" (5.1m x 2.3m)
Carpeted stairs with timber post and rail banister & balustrade, access to airing cupboard, access to loft storage, carpeted flooring, inset spotlights. Doors to: Bedrooms & Family Bathroom.

Principal Bedroom
15'5" x 12'5" (4.7m x 3.8m)
Double glazed UPVC window to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Doors to: En-Suite & Dressing Room.

En-Suite
Frosted double glazed window to side aspect, three-piece suite, low level WC, floating vanity wash hand basin with mixer tap and low level storage, tiled enclosed shower with rainfall head, glass screen & handheld attachment, wall mounted towel rail, tiled walls, tiled flooring, inset spotlight, shaver point.

Dressing Room
7'6" x 5'10" (2.3m x 1.8m)
Inbuilt wardrobes, carpeted flooring, inset spotlights, various power points.

Bedroom Two
15'8" x 13'1" (4.8m x 4.0m)
Double glazed UPVC window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

En-Suite
Frosted double glazed window to side aspect, three-piece suite, low level WC, floating vanity wash hand basin with mixer tap and low level storage, tiled enclosed shower with rainfall head, glass screen & handheld attachment, wall mounted towel rail, tiled walls, tiled flooring, inset spotlight, shaver point.

Bedroom Three
12'5" x 12'1" (3.8m x 3.7m)
Double glazed UPVC window to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Four
11'9" x 10'5" (3.6m x 3.2m)
Double glazed UPVC window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Five
12'5"x 9'2" (3.8mx 2.8m)
Double glazed UPVC window to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Family Bathroom
Frosted double glazed window to side aspect, four-piece suite, low level WC, floating wash hand basin with mixer tap and low level storage, UPVC bath with shower attachment & mixer tap, tiled enclosed shower with rainfall head, glass screen & handheld attachment, tiled flooring, partially tiled walls, inset spotlights, shaver point.

Garage & Parking
Integrated single garage with up & over aluminium door, driveway parking for multiple vehicles.

Gardens
To the front of the property is a gravel driveway with stone-paved path leading to the front door, bordered by flower beds. To the opposite side is an area laid to lawn, enclosed by timber post-and-panel fencing. A pathway runs alongside the garage, providing pedestrian access to the rear garden.

The rear garden features a large patio area, ideal for outdoor entertaining, with access to the garage and sliding glazed doors opening from the living area. The remainder of the garden is predominantly laid to lawn and enclosed by timber panel fencing, with a side access gate.