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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.

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**BRIDGE STREET, GREAT BARDFIELD, BRAINTREE, ESSEX,  
CM7 4ST**

**OFFERS OVER £650,000**



**BRIDGE STREET  
GREAT BARDFIELD  
BRAINTREE  
ESSEX  
CM7 4ST**

*Located in the centre of Great Bardfield is this deceptively spacious barn style property extending to approximately 2,670 square feet, offering flexible accommodation arranged over multiple levels, with character features including vaulted ceilings, exposed timbers and well-proportioned living spaces.*

*The accommodation begins with an entrance porch, storage cupboard and reception hall, stairs rise to the principal bedroom, which features vaulted ceilings, exposed beams, fitted wardrobes and an en-suite wet room. A further inner hallway, with stairs leading to the ground floor, serves bedroom two, a study, family bathroom and storage, before opening into the impressive open-plan living/dining room and kitchen. This bright space enjoys vaulted ceilings, exposed timbers and French doors leading directly onto the raised decking and garden beyond.*

*The lower ground floor offers a spacious family room with exposed timbers and characterful recesses, together with doors to: bedroom three with an en-suite cloakroom, bedroom four and a utility room with access to the garage. Outside, the garden is arranged with an elevated decked terrace, patio area and lawn.*





#### Entrance Hall

11'5" x 6'2" (3.5m x 1.9m)  
Entrance via a storm porch with a solid oak door & storage cupboard, full height frosted window to front aspect, stairs to first floor landing, wall mounted radiator, tiled flooring, inset spotlights, various power points. Partially Glazed door to: Reception Hall.

#### Reception Hall

10'9" x 6'10" (3.3m x 2.1m)  
Window to side aspect, stairs to Principal Landing (Hall 1), vaulted ceilings, tiled flooring, various power points.

#### Inner Hallway

31'2" x 5'10" (9.5m x 1.8m)  
Windows to side aspect, stairs descending to Family Room, wall mounted radiator, access to loft, access to storage cupboard, exposed timbers, wall mounted radiators, timber effect flooring, inset spotlights, various power points. Doors to: Bedroom Two, Study, Bathroom. Partially glazed door to Living Room/Dining Room.

#### Living Room/Dining Room

31'5" x 18'0" (9.6m x 5.5m)  
French doors to rear aspect decking, windows to both side aspects & rear aspect, flued log burner, vaulted ceilings, exposed timbers, wall mounted radiator, timber parquet flooring, inset spotlights, ceiling mounted light fixture, various power points. Opening to: Kitchen.

#### Kitchen

11'5" x 7'6" (3.5m x 2.3m)  
Window to side aspect, various base and eye level units with granite worksurfaces over, inset ceramic sink with mixer tap, range style cooker with double oven, grill compartment and multiple gas hob burners, space for fridge freezer, breakfast bar seating for three people, splashback tiling, exposed timbers, timber parquet flooring, inset spotlights, various power points.

#### Study/Bedroom Five

11'9" x 6'6" (3.6m x 2.0m)  
Window to side aspect, wall mounted radiator, ceiling mounted light fixture, various power points.

#### Bedroom Two

11'9" x 9'10" (3.6m x 3.0m)  
Window to side aspect, integrated wardrobe, wall mounted radiator, ceiling mounted light fixture, various power points.

#### Principal Landing

Carpeted stairway with timber balustrade & post and rail timber banister, Stairs rising to Principal Bedroom, sliding door access to storage cupboard, ceiling mounted light fixture. Door to: Inner Hallway.



#### Bedroom Four

16'4" x 8'6" (5.0m x 2.6m)  
Windows to side aspect, inbuilt wardrobes, exposed timbers, exposed brickwork, wall mounted radiator, ceiling mounted spotlight array, various power points.

#### Integrated Garage

23'11" x 9'2" (7.3m x 2.8m)  
Up & over door, sloped floor, various power points, lighting. Door to: Utility Room.

#### Gardens

The gardens are accessed from the second floor via a timber-paved sun deck, with stairs leading down to ground floor level. The lower level features a stone-paved patio area, together with an older timber bar which would benefit from some maintenance. Beyond the patio, the garden extends to a lawned area bordered by a variety of shrubs and hedging, all enclosed by timber panel fencing.

#### Additional Information

The further double garage is part of the property but is leased to the direct neighbour on a peppercorn rent. We believe this was originally a 100 year lease with circa 56 years remaining.

#### Village Summary

Great Bardfield is a quintessential village which enjoys a strong community along with an excellent range of village amenities including a co-op, two public houses, butchers, bookshop, hairdressers, delicatessen, garden centre and a thriving infant/primary school. This part of North Essex offers fantastic Bridle and footpaths over some of the most idyllic countryside. A unique benefit includes The Blue Egg Farm Shop with post office and Bardfield Montessori Day Nursery.

- **Four/Five Bedroom Barn Style Property**
- **Approximately 2670 Square Feet Of Accommodation**
- **Open-Plan Living/Dining/Kitchen**
- **Vaulted Ceilings & Exposed Timbers Throughout.**
- **Study/Bedroom Five**
- **Family Room & Utility Room**
- **En-Suite Facilities & Family Bathroom**
- **Generous Rear Garden**
- **Integral Garage**
- **Conveniently Positioned In The Village Centre**





**Principal Bedroom**

18'0" x 15'5" (5.5m x 4.7m)

Window to front aspect, vaulted ceilings with exposed timbers, built in wardrobes with oak doors, wall mounted radiator, ceiling mounted light fixture, various power points.

**En-Suite**

Three-piece suite, low level WC, wall mounted wash hand basin with mixer tap, wet-room shower with rainfall head and handheld attachment, low level storage cupboards, tiled flooring, tiled walls, inset spotlights.

**Lower Level Accommodation**

**Family Room**

17'4" x 16'0" (5.3m x 4.9m)

Frosted windows to side aspect, exposed brickwork, exposed timbers, timber effect flooring, ceiling mounted spotlights, ceiling mounted spotlight array, various power points. Doors to: Bedroom Three, Bedroom Four, Utility Room.

**Bathroom**

Window to side aspect, three-piece suite, low level WC, vanity wash hand basin with mixer tap and low level storage, panel enclosed bath with shower & glass screen, wall mounted heated towel rail, exposed timbers, tiled flooring, partially tiled walls, ceiling mounted light fixture.

**Utility Room**

11'9" x 11'1" (3.6m x 3.4m)

Window to side aspect, various base level units with composite worksurfaces over, space for washing machine & separate tumble drier, inset stainless steel sink with drainer unit, exposed timbers, wall mounted heater, timber effect flooring, ceiling mounted spotlight array, various power points. Door to: Garage.

**Bedroom Three**

16'4" x 8'6" (5.0m x 2.6m)

Windows to side aspect, exposed timbers, exposed brickwork, wall mounted radiator, ceiling mounted spotlight array, various power points. Access to: En-Suite

**En-Suite**

Low level wc, wall mounted hand basin, inset spotlight.

