



**Connells**

The Beech House. The Street  
Great Saling BRAINTREE

# The Beech House. The Street Great Saling BRAINTREE CM7 5DT

for sale guide price  
**£625,000**



## Property Description

Step into a world of elegance with this exquisite four-bedroom detached home, perfectly nestled in a highly desirable village locale. A private gated driveway welcomes you, providing a sense of seclusion and tranquility, while keeping you conveniently set back from the hustle and bustle of the road.

Embrace eco-conscious living in this thoughtfully designed residence, featuring cutting-edge amenities such as an air source heat pump, rainwater harvesting system, and underfloor heating that spans the entire property.

As you enter, be greeted by a grand entrance hall that flows seamlessly into a dedicated study-an ideal space for work or creativity. The inviting living room, complete with a charming log burner.

The heart of the home lies in the expansive open-plan kitchen/family/dining area where bifold doors. Experience the luxury of a convenient downstairs wet room.

Retreat to any of the four generously sized double bedrooms, where comfort meets style. The family bathroom caters to all, while the master suite boasts a chic dressing area, a delightful Juliette balcony, and a private ensuite shower room for your personal oasis.

Venture outside to discover a beautifully established rear garden, offering a peaceful and unoverlooked space as well as driveway

parking for multiple vehicles.

The A120 and Braintree Train Station which provides direct links to London Liverpool Street is a short drive away. Local amenities are within walking distance.

## Entrance Hall

Oak stair case leading to the first floor, under stair storage units, underfloor heating.

## Study Area

6' 10" x 6' 2" ( 2.08m x 1.88m )

Double glazed window to the front aspect, under floor heating, exposed beams,

## Living Room

17' x 13' 9" ( 5.18m x 4.19m )

Double glazed window to the front aspect, log burner, under floor heating.

## Kitchen

13' 8" x 9' 1" ( 4.17m x 2.77m )

Inset sink unit one and a half bowl with left hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in oven, hob and extractor fan, integrated dishwasher, downlighters, breakfast bar, velux window, double glazed window to the rear aspect, underfloor heating.

Space for American style fridge-freezer, two storage cupboards, double glazed bi-fold

doors to the side and rear aspect, underfloor heating.

### Dining/Family Area

24' 11" x 13' 9" ( 7.59m x 4.19m )

Space for American style fridge-freezer, two storage cupboards, double glazed bi-fold doors to the side and rear aspect, underfloor heating.

### Inner Hall

Stable style door to the side aspect, under floor heating.

### Downstairs Wetroom

Low level WC, vanity hand wash basin with cupboard under, shower area with rainforest shower unit above, heated towel rail, double glazed window to the side aspect.

### First Floor Landing

Under floor heating.

### Bedroom One

11' 11" x 9' 3" ( 3.63m x 2.82m )

Double glazed doors to the balcony, under floor heating.

### Dressing Area

13' 9" x 8' 7" ( 4.19m x 2.62m )

Open access to the bedroom, under floor heating, loft access.

### En-Suite Shower Room

Low level WC, vanity hand wash basin with cupboard under, walk in shower cubicle with rain forest shower unit above, velux window, under floor heating.

### Bedroom Two

13' 8" x 13' 1" ( 4.17m x 3.99m )

Double glazed window to the front and side aspect, under floor heating.

### Bedroom Three

13' 9" x 10' 5" ( 4.19m x 3.17m )

Double glazed window to the front aspect, fitted units, under floor heating.

### Bedroom Four

10' x 9' 1" ( 3.05m x 2.77m )

Double glazed window to the side aspect, under floor heating.

### Family Bathroom

Low level WC, vanity hand wash basin with cupboard under, paneled bath with shower attachment, two fitted units, heated towel rail, under floor heating, double glazed window to the side aspect.









**Total floor area 180.3 m<sup>2</sup> (1,940 sq.ft.) approx**  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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17 Great Square  
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EPC Rating: B    Council Tax  
 Band: E

Tenure: Freehold

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