

Church Lane, Braintree, CM7 5SD

william h brown

welcome to

Church Lane, hBraintree

** NO ONWARD CHAIN ** Landmark Family Residence with Indoor Pool Complex, Detached Barn Annex & Approx One Acre. Set behind electric gates & approached via a sweeping driveway, this exceptional detached home occupies a private plot which offers almost 4,000 sq ft of versatile accommodation.













Porch

Oak double doors. Double glazed windows. Vaulted ceiling,. Radiator. Tiled flooring. Double doors opening to:-

Hallway

Stairs rising to first floor. Under stairs storage. Radiator. Tiled flooring. Doors leading to:-

Study

8' 10" x 8' 6" (2.69m x 2.59m)

Double glazed window. Radiator. Wood effect flooring. Bespoke fitted cupboards and shelving perfect for working from home office.

Ground Floor Wc

Obscure double glazed window. Low level WC. Pedestal hand wash basin. Radiator. Tiled flooring.

Lounge

21' 4" x 12' 10" (6.50m x 3.91m)

Double glazed window. Double glazed sliding patio doors to rear garden. Feature fireplace with log burner. Two radiators. Carpets.

Main Study

14' 6" x 11' 10" (4.42m x 3.61m)

Double glazed window. Radiator. Bespoke fitted units and shelving for an array for books ideal for working from home.

Family Area

15' 7" x 12' 1" (4.75m x 3.68m)

Double glazed windows. Radiator. Tiled flooring. Leading into

Kitchen / Diner

39' 1" x 15' 5" (11.91m x 4.70m)

Double glazed window. Two double glazed French doors. Extensive range of contemporary wall and base units incorporating four larder style cupboards, quartz work surfaces with inset sink drainer and hot and cold mixer taps and a chilled water tap. Two built in ovens and combination oven / microwave. Space for American style fridge freezer. Integrated dishwasher. Central island / breakfast bar with quartz work surface and halogen hob with overhead extractor fan. Pop up power points. Tiled flooring. Access to:-

Lobby

Leading to:-

Walk In Storage

Shelving. Tiled flooring. Access to:-

Pool Maintenance

7' 10" x 11' 2" (2.39m x 3.40m)

Double glazed window. Range of fitted base and eye level units with work surface over. Wall mounted boiler. Dehumidifier. Alligator filtration and purification system. Double glazed French doors giving access to laundry room and conservatory. Tiled flooring. Access to:

Ground Floor Wc

Low level WC. Pedestal hand wash basin. Extractor fan. Tiled flooring. Loft hatch.

Conservatory / Utility Room

16' 5" x 8' 2" (5.00m x 2.49m)

Double glazed French doors. Double glazed windows. Range of fitted base and eye level units with work surface over incorporating a stainless steel sink drainer. Plumbing and space for washing machine and tumble dryer. Tiled flooring.

Pool Room

37' 9" x 37' 9" (11.51m x 11.51m)

Vaulted ceiling featuring expose timber beams. Four velux windows. Six sets of double doors providing a great outlook of the grounds. Tiled flooring around the kidney shaped pool (9ft at deepest end and 4.5ft at shallow end). Warm air vents (to control the air temperature and humidity) Two changing rooms with tiled walls, flooring & radiators.

Changing Room

7' 5" x 4' 3" (2.26m x 1.30m)

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7' 5" x 4' 3" (2.26m x 1.30m)

Wet Room

5' 7" x 9' 10" (1.70m x 3.00m)

Obscure double glazed window. Low level WC. Pedestal hand wash basin. Shower. Fully tiled walls.

Reception Landing

1' x 1' (0.30m x 0.30m)

Double glazed window. Loft access (part boarded, light and loft ladder). Double width storage cupboard. Cupboard housing boiler. Airing cupboard. Two radiator. Carpets. Doors leading to:

Bedroom One

17' 9" x 15' 5" (5.41m x 4.70m)

Double glazed window. Range of Sharps fitted wardrobes incorporating draws. Two radiators. Carpets. Door leading to:-

En-Suite

10' 2" x 7' 7" (3.10m x 2.31m)

Obscure double glazed window. Side panel bath. Low level WC. Two vanity hand wash basins. Radiator. Heated towel rail. Walk in shower cubicle

Bedroom Two / Dressing Area

15' 5" x 14' 5" (4.70m x 4.39m)

Double glazed window. Radiator. Fitted wardrobes. Carpets.

Bedroom Three

13' 9" x 11' 10" (4.19m x 3.61m)

Double glazed window. Radiator. Carpets. Range of fitted wardrobes.

Bedroom Four

12' 10" x 10' 6" (3.91m x 3.20m)

Double glazed window. Radiator. Carpets.

Bedroom Five

8' 10" x 12' 2" (2.69m x 3.71m)

Double glazed sliding patio doors giving access to balcony overlooking the extensive gardens. Radiator. Carpets

Balcony

4' 7" x 11' 6" (1.40m x 3.51m)

Bedroom Six

10' 6" x 10' 2" (3.20m x 3.10m)

Double glazed window. Radiator. Carpets. Built in cupboard.

Shower Room

5' 7" x 8' 6" (1.70m x 2.59m)

Obscure double glazed window. Low level WC. Vanity hand wash basin. Radiator. Walk in shower cubicle. Fully tiled walls. Tiled flooring.

Family Bathroom

8' 10" x 8' 10" (2.69m x 2.69m)

Obscure double glazed window. Corner bath. Low level WC. Radiator. Two vanity hand wash basins. Walk in shower cubicle. Fully tiled walls. Tiled flooring.

Annex

Hallway

Leading to:-

Kitchen / Diner

14' 1" x 9' 6" (4.29m x 2.90m)

Range of matching base and eye level units with work surface over with sink drainer. Double built in ovens. Plumbing and space for washing machine. Radiator. Stairs leading to:-

Lounge Area

12' 10" max x 10' 2" max (3.91m max x 3.10m max)

Double glazed Velux window. Carpets. Vaulted ceiling.

Bedroom One

12' 10" x 10' 2" (3.91m x 3.10m)

Double glazed Velux window. Carpets. Storage cupboard.

Bedroom Two

6' 2" x 7' 10" (1.88m x 2.39m)

Double glazed Velux window. Carpets.

Shower Room

2' 7" x 8' 10" (0.79m x 2.69m)

Vanity hand wash basin. :Low level WC. Heated towel rail. Shower. Fully tiled walls and flooring.

Gardens

The rear garden approximately 1 acre (STLS), predominantly laid to lawn and beautifully stocked with a variety of mature trees and established planting. The garden features three mature apple trees, a mature cooking apple tree, two mature plum trees, along with a gooseberry bush, redberry bush, redcurrant bush, and blackberry bush. Offering exceptional outdoor space, the grounds also include a charming courtyard garden with a pond, a formal garden with a second pond, and a productive allotment area. Further benefits include a summerhouse, greenhouse, and an additional log cabin providing useful storage for tools and gardening equipment.

Parking

Large driveway for multiple cars leading to double cart lodge. Side access gate.

Agent Notes

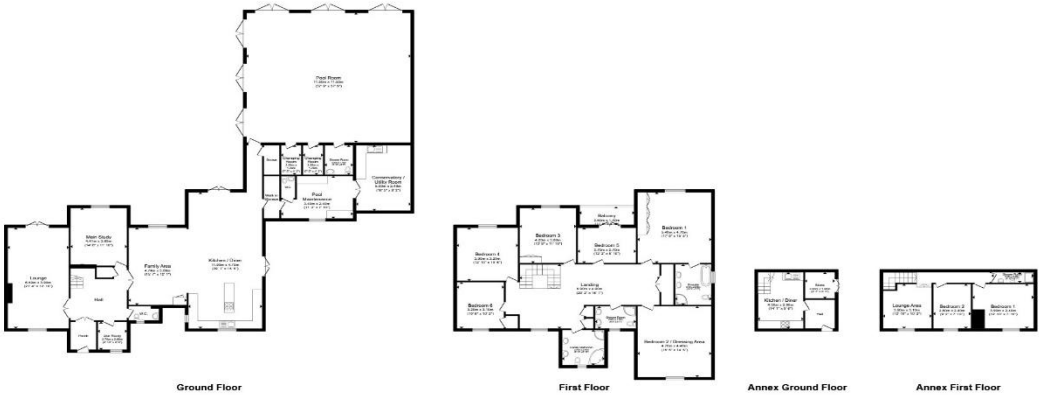
We have been made aware by the vendors that the overall sq footage of the property is believed to exceed 6,000 sq. ft., including the main accommodation, annex, corridors, WCs and storage / outbuildings.

welcome to

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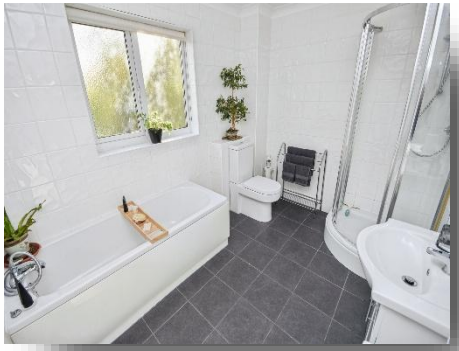
- Exceptional detached family residence
- Approximately 3,939 sq ft of accommodation
- Six generous bedrooms
- Three bath/shower rooms
- Four reception areas including study

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: G



£1,250,000

Total floor area 366.0 m² (3,939 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









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The Property Ombudsman

Property Ref:
BTR110755 - 0003

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