



Newlands Cottage, Lanham Green, Cressing, Braintree, CM77 8DT

welcome to

Newlands Cottage, Lanham Green, Cressing, Braintree

* GUIDE PRICE £800,000-£900,000 * William H Brown are pleased to offer this beautifully renovated 5 bedroom detached family home occupying an impressive plot of approx. 1.75 acres. Offering breathtaking uninterrupted views across open farmland, this outstanding property combines luxury modern living.



Hallway

Lounge

16' 9" x 18' 1" (5.11m x 5.51m)

Kitchen / Dining Room

20' 8" x 14' 1" (6.30m x 4.29m)

Wc

Bedroom One

11' 6" x 14' 3" (3.51m x 4.34m)

Dressing Room

10' 10" x 14' 1" (3.30m x 4.29m)

En-Suite

5' 11" x 9' 10" (1.80m x 3.00m)

Bedroom Two

11' 11" x 13' 5" (3.63m x 4.09m)

Bedroom Three

11' 11" x 13' 11" (3.63m x 4.24m)

Bedroom Four

9' 10" x 11' 11" (3.00m x 3.63m)

Bathroom

6' 7" x 7' 10" (2.01m x 2.39m)

Bedroom Five

8' 10" x 10' 8" (2.69m x 3.25m)

Storage

19' 11" x 30' 1" (6.07m x 9.17m)

Utility Room

8' 7" x 9' 10" (2.62m x 3.00m)

Garden

Parking

Agent Note

The red line boundary on the aerial image is for guidance purposes only and all interested parties are advised to confirm the exact boundaries with their legal representatives.

We have been made aware that the land to the rear of the property is common land.

Agent Note

Out vendor has advised us that part of the property is of timber frame construction.



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welcome to

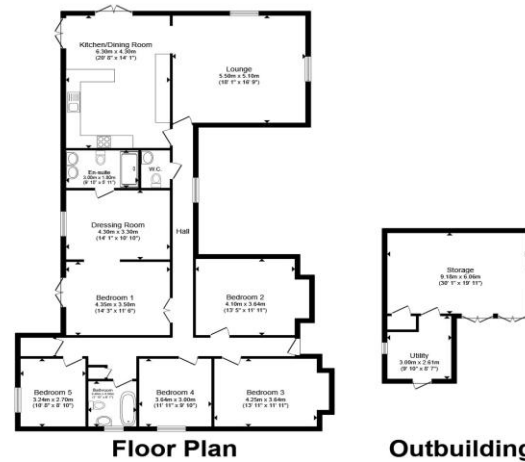
Newlands Cottage, Lanham Green, Cressing, Braintree

- Five Bedroom Detached Family Home
- 1.75 Acre Plot with Uninterrupted Views Over Open Farmland
- No Onward Chain
- Dressing Area and En Suite Facilities to Bedroom One
- Off Street Parking for Several Vehicles

Tenure: Freehold EPC Rating: E
Council Tax Band: F

guide price

£800,000 - £900,000



Total floor area 203.5 m² (2,191 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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Property Ref:
BTR110655 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01376 320018



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)

Please note the marker reflects the
postcode not the actual property