



Total area: approx. 184.0 sq. metres (1980.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/closet space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Highways Cottage, Shalford Road



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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

SHALFORD ROAD, RAYNE, BRAINTREE, ESSEX, CM77 6BT

£579,995



**SHALFORD ROAD
RAYNE
BRAINTREE**

Located in the highly sought-after village of Rayne, this substantial Grade II listed detached thatched cottage offers 1,664 sq. ft. of versatile accommodation and an abundance of character.

The ground floor comprises three well-proportioned reception rooms, a study, kitchen, utility room, bathroom, and a welcoming entrance hall, providing flexible living space ideal for both family life and entertaining. To the first floor are three bedrooms, each enjoying the charm typical of a period home.

Externally, the property benefits from established gardens, a double bay cart lodge, and gated driveway parking. Ideally positioned, the cottage is within easy reach of local amenities while retaining a peaceful village setting.





Double Bay Cart Lodge & Gated Driveway

To the rear of the property is a detached double bay cart lodge with an enclosed single bay with double doors. The cart lodge benefits from power & lighting. To the front of the cart lodge is a block paved driveway enclosed by a set of five bar timber gates.

Grounds

To the rear of the property is a patio area leading to the remainder lawn with a variety of mature shrubs and trees. A paved pathway leads to the driveway and double bay cart lodge. To the front of the property is an enclosed lawn garden with a variety of mature shrubs & trees. the gardens further benefits from an external water tap, timber fencing and side access is granted via a picket gate.

Agents Notes

Re-thatched & re Tiled in 2020

Rayne is on the pick up routes for St Marys Colchester, Felsted & Stoke College Suffolk as well as the Colchester, Newport & Saffron Walden grammar schools.

- Three Bedrooms
- Detached Thatched Cottage
- Grade II Listed
- Double Bay Cart Lodge With Gated Driveway
- Established Gardens
- Three Reception Rooms
- Study
- Kitchen & Utility Room
- Bathroom & Cloakroom
- Walking Distance To Local Amenities

Entrance Hall

At the rear of the property with access to the dining room, attractive Elm staircase rising to first floor, original brick floor, power points, doors to.

Cloakroom

Opaque window to rear aspect, W.C, wash hand basin, radiator, exposed timbers.

Kitchen

12'11" x 6'2" (3.95 x 1.9)

Window to rear aspect, base level units with Granite working surfaces over, inset Butler sink with mixer taps, Sandyford independently controllable range cooker for HW/CH/C, induction hob, integrated dishwasher, integrated fridge/freezer, inset spotlights, limestone tiled flooring, radiator, power points, wall mounted bespoke dresser, part tiled walls.

Utility Room

Base level units with Granite working surfaces & shelving, space for washing machine, tiled flooring, power points.

Dining Room

14'6" x 13'1" (4.42m x 3.99m)

Window to rear aspect, feature Inglenook fireplace, exposed timbers, power points, glazed single door to front aspect.

Snug

14'6" x 9'10" (4.42m x 3.00m)

Window to front aspect, exposed timbers, radiator, power points, opening to.

Living Room

19'7" x 14'6" (5.97m x 4.42m)

Windows to multiple aspects, feature inglenook fireplace, exposed timbers, radiator, power points, stairs rising to the first floor landing, door to bathroom, opening to.





Study

11'5" x 5'2" (3.5m x 1.6m)

Window to side aspect, single door to side aspect, cast iron fireplace.

Ground Floor Bathroom

Opaque window to rear aspect, freestanding claw foot bath with mixer taps & shower attachment, wash hand basin with mixer taps, enclosed shower with glass enclosure, W.C, part wood panelled walls, tiled flooring.

Landing

Door to Principal Bedroom.

Principal Bedroom

19'7" x 13'6" (5.97m x 4.11m)

Windows to multiple aspects, exposed timbers, exposed brickwork, radiator, power points, door to bedroom three.

Landing

Doors to bedroom two & three.

Bedroom Two

14'6" x 13'1" (4.42m x 3.99m)

Window to front aspect, exposed timbers, cast iron fireplace, radiator, power points.

Bedroom Three

14'6" x 9'10" (4.42m x 3.00m)

Window to front aspect, exposed timbers, radiator, power points, door to the principal bedroom.

