



The Willows, Great Braxted, CM8 3FR
Offers in excess of £650,000



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Some More Information

From the entrance door which is flanked by a glazed side panel you enter the entrance hall where stairs rise to the first floor and oak finished doors give access to all rooms. The grey and white veined tiling flows through from the hall into the cloakroom which is fitted with a low-level W.C. and wall mounted wash hand basin, and throughout the kitchen, dining, living space. A separate sitting room has a bay window to the front elevation, along with window to the side, and is finished with luxury vinyl tile flooring in a burnt oak wood finish.

The kitchen is fitted with a range of eye and base level cupboards and drawers presented in a gloss finished cappuccino cupboards, with black glitter stone work surfaces. Appliances include a space for Neff American style fridge freezer, twin ovens, 5 ring induction hob, with extractor over along with a dishwasher. A door from the kitchen leads into the utility room where there is a floor standing oil boiler, along with further low-level cupboards and space for automatic washing machine and a further single bowl sink. The dining sitting area, has a seamless continuation of the tiled flooring with aluminium framed bi-folding doors presented in anthracite lead out to the paved patio terrace and landscaped garden beyond.

To the first floor the light cream carpet continues throughout the first-floor bedrooms and landing which has a window to the side elevation and glass balustrades and oak handrails. The principle bedroom has a large window to the rear overlooking farmland and further benefits from an en-suite shower room comprising fully tiled shower enclosure with sliding door, wall mounted semi-pedestal wash hand basin, and floor standing low level W.C. the balance of the en-suite is fully tiled. Bedroom two is a good-sized double room with windows to the front and side elevation bedroom three is located to the rear and similarly to the principle bedroom has views over the open fields to the rear. Bedroom four has a window to the front and is currently utilised as a dressing room.

Externally

To the front of the property the shingle driveway leads to a five-bar gate to the side of the property where the parking continues

into a covered carport which has an electric vehicle charging point and single width garage with power and light connected. The balance of the front garden is laid to lawn with some semi-mature shrub and hedge planting.

To the rear the garden commenced with a paved terrace to the immediate rear of the property, which extends to the side of the property where areas of lawn are interspersed with shingle and paving along with further area of paving which is covered by a Pergola. Steps to the rear lead to the post and rail boundary which overlooks a large arable field and has space for timber constructed shed.

Location

Great Braxted is situated approximately 6 miles north of Maldon and approximately 4 miles northeast of Witham, with Witham benefiting from a frequent train service to London Liverpool Street. The village itself has a play area and cricket ground which is located approximate 400m from the property. The village of Great Braxted is rurally located with roads and footpaths linking the village to the nearby villages of Little Braxted and the Green Man Pub, Wickham Bishops with it's shops and services along with The Bear pub and Mrs Salisbury's tea rooms.

Close by the world famous village of Tiptree, famed for it Wilkin and Sons Jam's and Preserves offers a wider range of shopping facilities including two supermarkets, butchers and deli along with a number of other convenience stores and service.

Entrance Hall

6'5" x 7'1" (1.96m x 2.16m)

W.C

6'8" x 3'7" (2.03m x 1.09m)

Sitting Room

15'3" plus bay x 12'2" (4.65m plus bay x 3.71m)

Kitchen

15'2" x 11'2" (4.62m x 3.40m)

Utility Room

8'6" x 5'4" (2.59m x 1.63m)

Family/Dining Area

15'1" x 14'1" (4.60m x 4.29m)

Principle Bedroom

14'2" x 11'0" (4.32m x 3.35m)

En-Suite

10'1" x 4'10" (3.07m x 1.47m)

Bedroom Two

12'1" x 12'0" (3.68m x 3.66m)

Bedroom Three

11'0" x 7'9" (3.35m x 2.36m)

Bedroom Four

9'0" x 7'1" (2.74m x 2.16m)

Bathroom

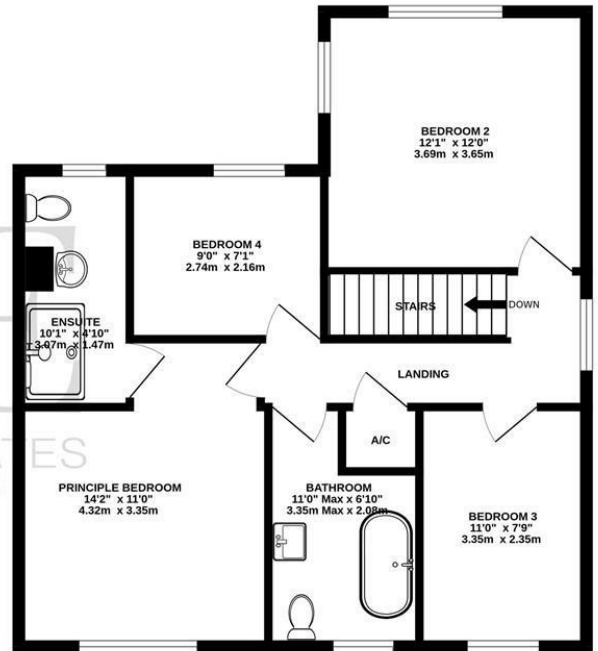
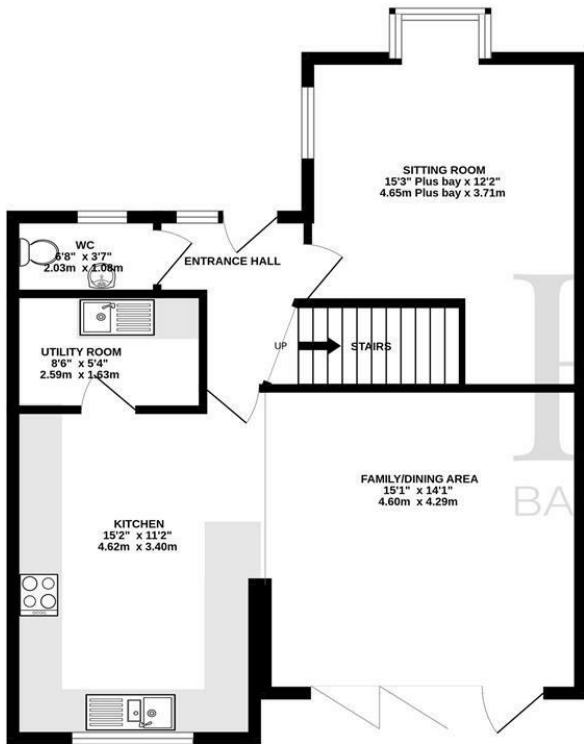
11'0" max x 6'10" (3.35m max x 2.08m)

Services



GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.

1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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