



**Brambles, School Road, Rayne, Braintree, CM77 6SP**

**welcome to**

## **Brambles, School Road, Rayne, Braintree**

A charming three-bedroom detached bungalow set on a 0.23-acre plot in the peaceful hamlet of Bartholomew Green. With open views, flexible living space and beautifully mature gardens, it offers an ideal blend of rural tranquillity and convenient access to Rayne's amenities.



## **Hallway**

Doors leading to:-

## **Utility Room / Wc**

7' 11" x 5' ( 2.41m x 1.52m )

Double glazed window to side aspect. Range of matching base and eye level units with work surface over. Plumbing and space for washing machine and tumble dryer. Low level WC.

## **Kitchen**

13' x 12' ( 3.96m x 3.66m )

Double glazed window to front aspect. Range of matching base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer tap. Space for cooker. Overhead extractor fan. Plumbing and space for dishwasher. Electric storage heater.

## **Lounge**

19' 2" x 12' 1" into bay ( 5.84m x 3.68m into bay )

Double glazed windows to side and rear aspect. Double glazed French doors to Conservatory. Electric storage heater. Feature fireplace. Carpets.

## **Conservatory**

9' 2" x 12' 9" ( 2.79m x 3.89m )

Double glazed windows all around, Double glazed French doors to rear garden.

## **Bathroom**

Obscure double glazed window to side aspect. Side panel bath. Low level WC. Walk in shower cubicle. Hand wash basin. Fully tiled walls.

## **Dining Room**

10' 4" + door recess x 9' 11" ( 3.15m + door recess x 3.02m )

Double glazed French doors. Hard wood flooring. Electric storage heater.

## **Bedroom One**

13' 5" to wardrobes x 10' ( 4.09m to wardrobes x 3.05m )

Double glazed window to side aspect. Electric storage heater. Fitted wardrobes. Carpets.

## **Bedroom Two**

10' 7" x 10' 2" ( 3.23m x 3.10m )

Double glazed window to side aspect. Electric storage heater. Carpets.

## **Bedroom Three**

10' 7" max x 10' 2" max ( 3.23m max x 3.10m max )

Double glazed window to side aspect. Electric storage heater. Carpets. Fitted cupboards.

## **Garden**

A large rear garden which is mature and well established with shrubs, mixed borders, fruit trees. The space offers endless opportunities for gardening enthusiasts, outdoor dining, or simply unwinding in your own countryside haven. Multiple sheds, storage areas, and a greenhouse add valuable practicality.

## **Parking**

The gated entrance provides privacy with ample parking.

## **Garage / Workshop**

16' 4" x 9' 2" ( 4.98m x 2.79m )



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## Brambles, School Road, Rayne, Braintree

- Three Bedrooms
- Detached Bungalow
- Two / Three Reception Rooms
- Bright Conservatory
- Beautiful Mature Garden

Tenure: Freehold EPC Rating: E

Council Tax Band: E

**£550,000**



Floor Plan

Total floor area 108.0 m<sup>2</sup> (1,162 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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Property Ref:  
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