



POUND FARM BUNGALOW

Shalford Road, Rayne, Braintree, Essex, CM77 6DJ

Guide price £295,000

**DAVID
BURR**



Pound Farm Bungalow, Shalford Road, Rayne, Braintree, Essex, CM77 6DJ

Pound Farm Bungalow is a detached bungalow enjoying a superb rural location surrounded by agricultural fields on the periphery of this popular and well served village. The property is believed to date from the 1930's with a later addition to the front elevation and offers a wonderful opportunity for redevelopment and enlargement subject to the necessary planning consents. NO ONWARD CHAIN.

The front door opens to a reception hall which directly accesses the sitting room which has a dual aspect, a tiled fireplace and inset coal fire which is flanked by two useful storage cupboards and a door leading to the kitchen. The property has two bedrooms which are both situated to the front and side elevation, one of which has a dual aspect overlooking the front garden and the other a single aspect with a door accessing the linen cupboard.

The kitchen is situated to the rear of the property and has a range of floor mounted units with a stainless steel sink, quarry tiled floor, plumbing for a washing machine and a door leading to a pantry cupboard. Adjacent to this is a door to the bathroom which has a wall mounted sink and bath with a separate door leading to the WC.

Immediately to the rear of the property and accessed via the kitchen door are two outbuildings, one being the original coal storage and the second housing the oil fired 'Boulter' boiler.

The property is approached via a drive which is flanked by laurel hedging and the front lawn which provides parking for numerous vehicles and in turn leads to the detached single garage. There is mature mixed native hedging to the front boundary adjacent to which is a path leading to the front door. Immediately to the rear of the property is a small courtyard area with further laurel hedging and a variety of mature specimen trees which provide a focal point. Beyond this are expanses of lawn which have mature boundaries and there are wonderful open field views to all aspects over rolling farmland.

In all about 0.20 of an acre (sts)

Agent notes:
The property does require significant updating and improvement.

The roof of the two storage rooms to the rear may be of asbestos construction and we would advise potential purchasers to seek their own advice with regard to this.

The well presented accommodation comprises:

Detached bungalow in superb rural setting	Modernisation required
Two bedrooms	Extensive parking
Large mature garden	Detached garage
Superb field views	

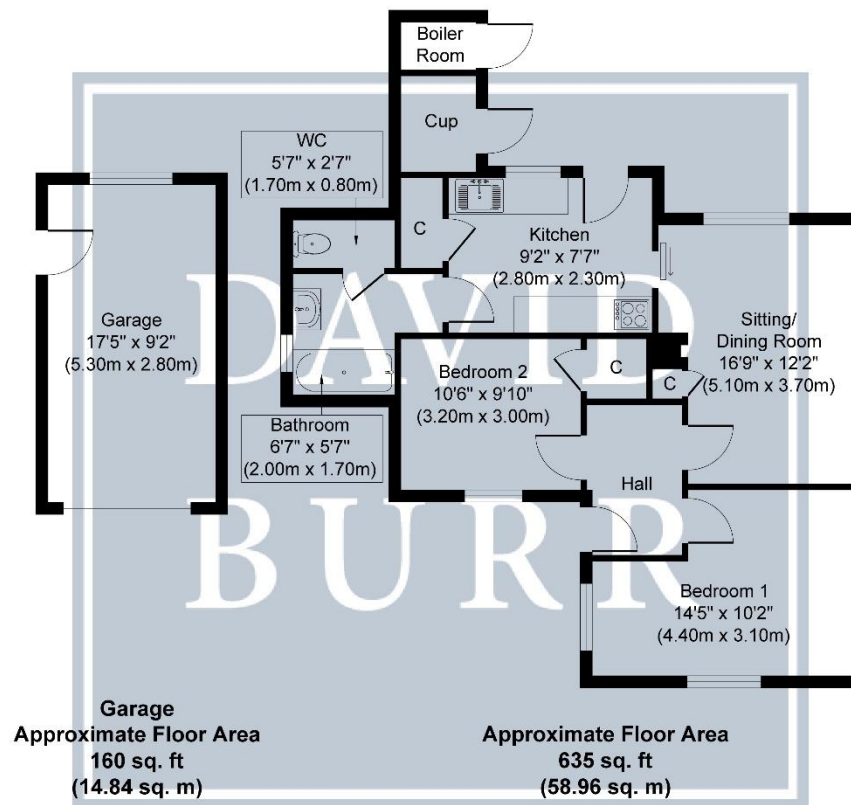
Location

Rayne is a village located in North Essex with excellent access links to Braintree, Chelmsford and Colchester. The village offers a wide range of amenities to include two public houses, two restaurants, primary school, a general store and post office.

Access

Braintree 3.5 miles	Colchester 19.5 miles
Chelmsford 12 miles	Bishops Stortford – 20 miles
London Liverpool Street approx. 70mins	Sudbury – 17 miles





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Additional information

Services: Main water, electricity and private drainage

Oil fired heating to radiators. EPC rating: TBC

Council tax band: C

Tenure: Freehold Construction type: Standard

Conservation area: No

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. DAVIDBURR.CO.UK

Contact details

Castle Hedingham (01787) 463404

Long Melford (01787) 883144

Clare (01787) 277811

Leavenheath (01206) 263007

Bury St Edmunds (01284) 725525

Woolpit (01359) 245245

Newmarket (01638) 669035

London (020) 7390888

Linton & Villages (01440) 784346

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**DAVID
BURR**