



## Blake End

Rayne, Braintree, CM77 6SG

Freehold  
Tax Band:

**Offers In Excess Of £950,000**



**\*\*NO ONWARD CHAIN\*\*** Prestige Homes by Hamilton Piers are delighted to introduce for sale this **EXTENSIVELY UPDATED** and **IMMACULATELY PRESENTED** three/four double bedroom detached property, boasting a sizeable **ONE ACRE PLOT** (STLS) with various outbuildings inc. a detached **ONE BEDROOM ANNEX/LODGE**, sizeable **25' STUDIO/GAMES ROOM** plus a double bay cartlodge and gated driveway for multiple vehicles. Benefiting from an impressive **24' VAULTED** kitchen/dining/family room, **17' DUAL ASPECT** lounge with log burner plus **TWO EN-SUITES** & family bathroom. Generally offering **VERSATILE** and flexible living space throughout and ideally situated in a semi-rural village location with convenient access to A120/M11, Felsted, Chelmsford & Stansted Airport.



# Blake End, Rayne, Braintree, CM77 6SG

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Secure part-glazed main entry door, stairs to first floor, under stairs storage cupboard, radiator, wood flooring.

### LOUNGE:

17'3 x 13'5 (5.26m x 4.09m)

Double glazed window to side aspect, log burner, wall-mounted air conditioning unit, radiator, carpeted flooring. bi-folding doors across rear aspect.

### KITCHEN / DINING / FAMILY ROOM:

24'6 x 14'0 (7.47m x 4.27m)

Double glazed window to front aspect and Velux windows to front and rear aspects, a series of matching base and wall units, edged work surfaces incorporating a single bowl sink with central mixer tap, water softener, built-in double oven, induction hob with extractor hood over, integrated fridge/freezer, dishwasher, microwave oven and washing machine, breakfast bar with seating area, radiator, tiled flooring and high vaulted ceiling. Access door to courtyard area and bi-folding doors across rear aspect.

### STUDY AREA:

9'3 x 8'4 (2.82m x 2.54m)

Double glazed window to side aspect, radiator, carpeted flooring. Opening to kitchen/dining/family room.

### BEDROOM THREE:

14'0 x 11'5 (4.27m x 3.48m)

Double glazed bay window to front aspect and double glazed window to side aspect, feature fireplace, wall-mounted air conditioning unit, radiator, carpeted flooring.

### SNUG / BEDROOM FOUR:

13'7 x 11'5 (4.14m x 3.48m)

Double glazed bay window to front aspect, central log burning fireplace, radiator, carpeted flooring. Double doors to side aspect leading to courtyard area.

### FAMILY BATHROOM:

Opaque double glazed window to side aspect, enclosed and fully tiled double shower, panelled bath with central mixer tap, low level WC, vanity wash hand basin, extractor fan, heated towel rail, tiled flooring.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, built-in storage/airing cupboard, carpeted flooring.

### MASTER BEDROOM:

16'4 x 13'9 (4.98m x 4.19m)

Double glazed French doors to rear facing balcony, five built-in storage cupboards/wardrobes, radiator, carpeted flooring.

### EN-SUITE:

Enclosed and dully tiled shower unit, low level WC, vanity wash hand basin with tiled splash back, extractor fan, vinyl flooring.

### BEDROOM TWO:

11'8 x 11'8 (3.56m x 3.56m)

Double glazed window to front aspect, three built-in storage cupboards/wardrobes, radiator, carpeted flooring.

### EN-SUITE:

Enclosed and fully tiled single shower unit, low level WC, vanity wash hand basin with tiled splash back, extractor fan, vinyl flooring.

### EXTERIOR:

### REAR GARDENS:

Impressive one acre plot with extensive rear garden, enclosed by mature tree and shrub borders with access to various outbuildings.

### GAMES ROOM / STUDIO:

25'3 x 12'6 (7.70m x 3.81m)

Detached outbuilding ideal for multi-purpose use, double glazed windows to front and side aspects, wall-mounted air conditioning unit, power and lighting.

### ANNEX ACCOMMODATION:

34'0 x 11'0 (10.36m x 3.35m)

Entry via secure part-glazed door into;

### Open Plan Kitchen & Living Room:

Double glazed windows to side aspect, kitchen area comprising a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, space for fridge/freezer, dishwasher microwave oven and washing machine, breakfast bar. Opening to lounge/dining area with log burning stove, wall-mounted air conditioning unit, carpeted flooring and double doors to front aspect.

### Bedroom: (14'0 x 11'0)

Double glazed window to side aspect, adjacent dressing room with a series of built-in wardrobes, wall-mounted air conditioning unit, radiator, carpeted flooring.

### Bathroom:

Opaque double glazed window to side aspect, enclosed double shower unit, panelled bath with central mixer tap, low level WC, inset wash hand basin, shaver point, wood flooring.

### OUTBUILDING / WORKSHOP:

19'00 (5.79m)

Timber built work shop fitted with power and lighting. Opening to courtyard area with double gates accessing driveway.

### CART LODGE & DRIVEWAY PARKING:

The property benefits from a detached double bay cartlodge with parking space for two vehicles. Inside the cartlodge there is a secure entry door to storage room. This measures 19'6" x 9'3" and contains stairs to upstairs boarded loft space, power and water supply, with double glazed window to front aspect.

### AGENTS NOTES:

Council Tax Band:

For further information regarding this property, please contact Prestige Homes by Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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