



Set in a secluded location amidst the beautiful north Essex countryside

The Coach House, School Green, Blackmore End, Braintree, Essex, CM7

Guide £995,000 Freehold





Video tour available • Eight-year-old, five bedroom country house • Plot of about 0.52 acres with beautiful planted gardens • Hyperfast broadband from mid-August 2021 • Surrounding countryside with miles of bridleways & footpaths

Local Information: Finchingfield: 4 miles, Halstead: 7 miles, Braintree and railway station: 6.2 miles, Stansted Airport, railway station and M11: 19 miles. All distances approximate.

The Coach House is an impressive, eco-friendly family home constructed in 2013, occupying a secluded location and overlooking open countryside.

The delightful picturesque villages of Finchingfield, Castle Hedingham, Wethersfield and Great Bardfield are all within easy reach, offering access to everyday amenities including post offices, local primary schools, public houses/restaurants and several shops.

The charming town of Halstead is 7 miles away with its pretty high street and a selection of shops and supermarkets.

Braintree offers a wide range of shops including the designer outlet village, leisure centre, cinemas and other activities.

The area is well connected by road with the A120 providing access to the M11, Stansted Airport and the M25. There are rail services at Braintree and Stansted with services to London Liverpool Street.

The surrounding countryside is some of the most picturesque in

Essex and includes miles of footpaths and country lanes linking the surrounding villages.

About this property: The Coach House is an impressive family home with generous proportions throughout and has been designed to offer light and airy accommodation, orientated to take advantage of views over the open countryside and its stunning gardens.

A storm porch covers the entrance door which opens into a spacious hallway, finished with engineered oak floors which also feature in the reception rooms. An oak staircase rises to a galleried landing and is lit by electrically-operated roof vents. Off the hallway is a spacious cloakroom with enough area to be converted to a shower room should the facility be required.

At the rear of the house the living room has bi-fold doors providing a lovely outlook over the property's gardens. The room features a textured stone fireplace including wood-burner. Adjacent is a dual aspect separate dining room, again with bi-fold doors and at the front of the house is a family room with a cassette-style hole-in-wall fireplace with mantle over. The kitchen/breakfast room is fitted with a range of granite work surfaces with contrasting Shaker-style units beneath and includes an extensive range of Neff appliances, a bank of ovens, a



microwave, a warming drawer, a dishwasher and a touch-control induction hob. The room also features pull-out larders and a larder-style fridge with a water cooler and ice maker. Bi-fold doors open from the kitchen on to a raised deck covered with a glazed verandah, ideal for al fresco dining and providing lovely views over the garden. Adjoining the kitchen is a small study and utility room which houses the oil-fired boiler and with space for a washing machine and dryer.

An oak staircase rises to a light and airy landing with vaulted ceiling and electric-operated roof vents. There are five bedrooms including a generous principal bedroom with en suite bathroom and dressing room featuring a vaulted ceiling and dual-height windows framing lovely views of the garden. Bedrooms two and three share a Jack and Jill en suite and bedroom two also features a vaulted ceiling with double-height windows overlooking the countryside to the front. Bedroom 4 also has an en suite and there is a family bathroom with shower offering facilities for bedroom 5.

Outside: The house is set well back from the lane approached through five-bar double electric gates into a deep gravel drive providing plenty of parking and including a central water feature. There is access to a large double garage with high doors, ideal for bigger vehicles. The landscaped rear gardens extend to approx. 54m (177 ft) commencing with a deck and glazed verandah terrace which adjoins extensive shaped lawns with deep, heavily-stocked beds providing all-year colour and

interest. The lawns have a scattering of specimen trees and towards the rear of the property there is a segregated vegetable garden. In all about 0.52 acres.

Services: Mains water and electricity. Private, modern drainage system. Oil-fired central heating. Hyperfast broadband from mid-August 2021. Underfloor heating to ground floor. Radiators and heated towel rails to the first floor. Water softener. Filtered drinking water.

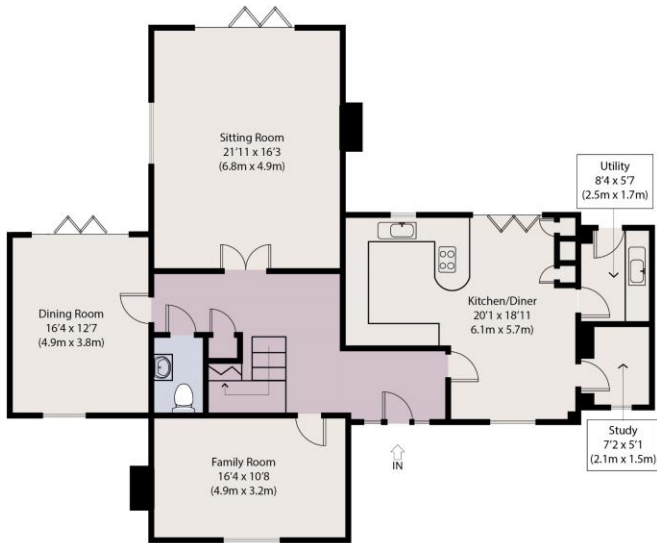
Schooling: There is a primary school at Wethersfield. Private schools can be found at Gosfield and Felsted. Chelmsford has grammar schools - Chelmsford High School for Girls and King Edward for Boys. Cambridge University is around 28 miles away.

Directions: From the M11 (Junction 8) proceed east on the A120 towards Braintree. Exit the A120 at the Dunmow turning and continue on the B1256 turning left onto The Street towards Great Saling. Continue through Great Saling towards Shalford. At the junction with Braintree Road continue towards Beazley End and then to Blackmore End. Pass the village green, keeping left then after about a quarter of a mile turn right into School Green and the house will be on the left-hand side.

Viewing: All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office. Telephone: 01245 293 233.



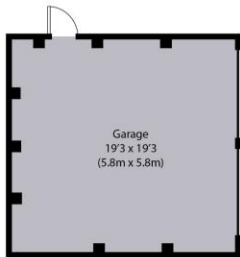




Ground Floor




First Floor



Approximate Gross Internal Area
3221 sq ft (299 sq m)
(Main House)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.savills.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	85	85
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, Scotland & Wales	EU Directive 2002/91/EC 	

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