



Modern detached house with a self-contained annexe in a rural setting

The Lilacs, Beazley End, Braintree

Offers in excess of £750,000 Freehold

savills



Modern house in a peaceful countryside setting • West-facing garden • Double garage and driveway • Three bedroom house with one bedroom ground floor annexe • Approx. 16 miles north of Chelmsford • Good accessibility to Braintree and Halstead.

Local Information

Braintree: 4.8 miles (rail service to London); Halsted: 5.8 miles; Chelmsford: 16.4 miles, Stansted Airport: 17.4 miles (rail service to London); M11 (Junction 8): 19 miles. All distances approximate.

The property nestles in a rural setting with direct access to attractive walks and bridleways. The property is situated in the heart of mid-Essex, in the small rural hamlet of Beazley End, approximately 16 miles north of Chelmsford, largely surrounded by open countryside. The area provides accessibility to the popular market towns of Braintree and Halstead.

Educational facilities can be found in both the private and state sector with primary schools in the neighbouring villages of Shalford, Wethersfield, Finchingfield and Great Bardfield. There are secondary schools at Halstead, Braintree and Great Dunmow with private schooling available in Gosfield, Felsted and Chelmsford.

Despite being rural in character, it is surprisingly well connected for the commuter with Chelmsford, Braintree and Witham providing excellent rail links to Stratford and London Liverpool Street. By road the property is within 60 miles' drive from central London.

About this property

The Lilacs is a modern detached house constructed in 2001 occupying a peaceful setting within the hamlet of Beazley End. The main part of the house comprises three bedrooms with an adjoining self-contained, ground floor, one bedroom annexe. The property has been orientated making the most of its countryside setting with panoramic views from most rooms. Externally there is a comfortable west-facing garden, double garage and a drive.

The rural hamlet of Beazley End offers a cluster of houses and is located approximately 16 miles north of the city of Chelmsford.

The property is entered from the front via an entrance hall giving access to the sitting room, dining room, cloakroom and kitchen. The sitting room is an attractive room with a bay window, log burning stove and double doors opening to the conservatory. The dining room is positioned to the front of the house and opens to a naturally light kitchen/breakfast room fitted with a light-coloured range of units with work surfaces and appliances. Off the kitchen and with external access is a second conservatory. An inner lobby separates the kitchen, utility room and annexe, also providing a service door to the double garage. The annexe enjoys a



modern, open plan feel with kitchenette/sitting room with doors opening to and with views over the garden. Beyond is an en suite double bedroom.

From the entrance hall stairs rise to the first floor leading to three bedrooms. All three bedrooms provide en suite facilities with the main bedroom also offering a walk-in dressing room.

Outside

The property is set back from the road behind a retaining brick wall opening to a brick-paved drive leading to the double garage. Side gated access leads to the west-facing garden which commences a paved terrace which wraps around the rear of the house opening to lawn. The garden provides a collection of flower and shrub borders and measures approximately 70 ft x 65 ft.

Services

Mains water, private drainage treatment plant (shared with neighbouring property). Oil fired heating.

Tenure

Freehold

Local Authority

Braintree District Council,
Braintree

Council Tax

Band = E

Energy Performance

EPC Rating = D

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 on to The Street towards Great Saling. Continue through Great Saling towards Shalford. At the junction with Braintree Road continue towards Beazley End where the property will be found on the left-hand side.

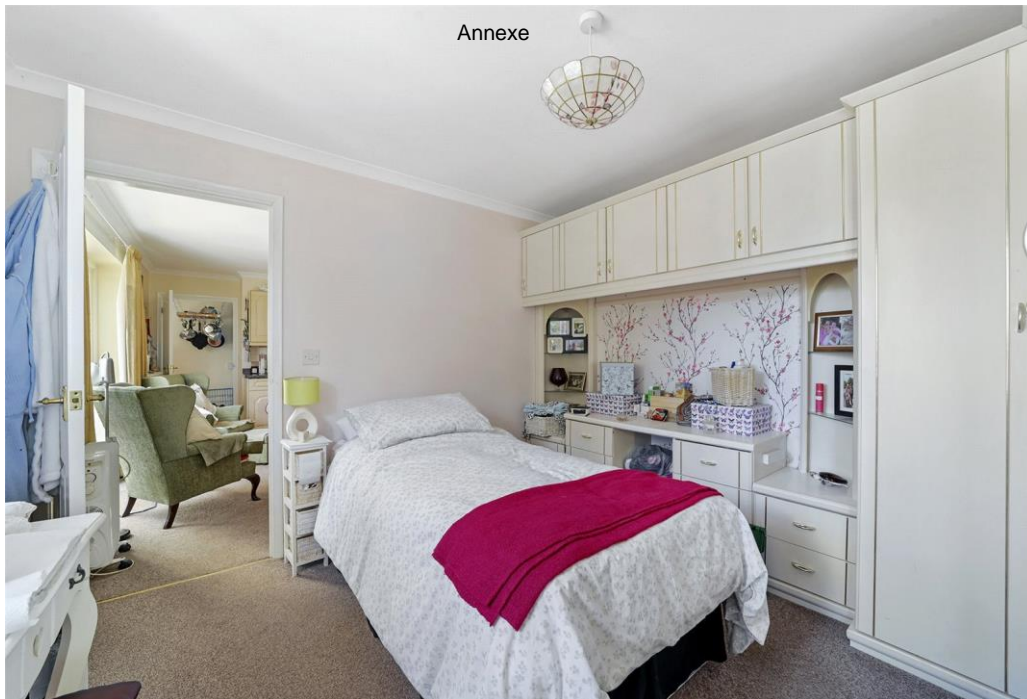
Viewing

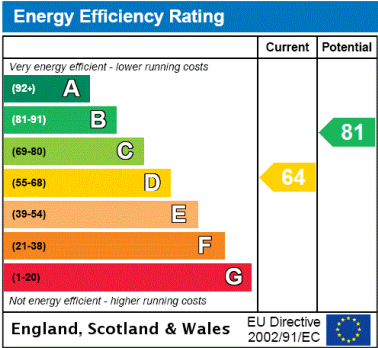
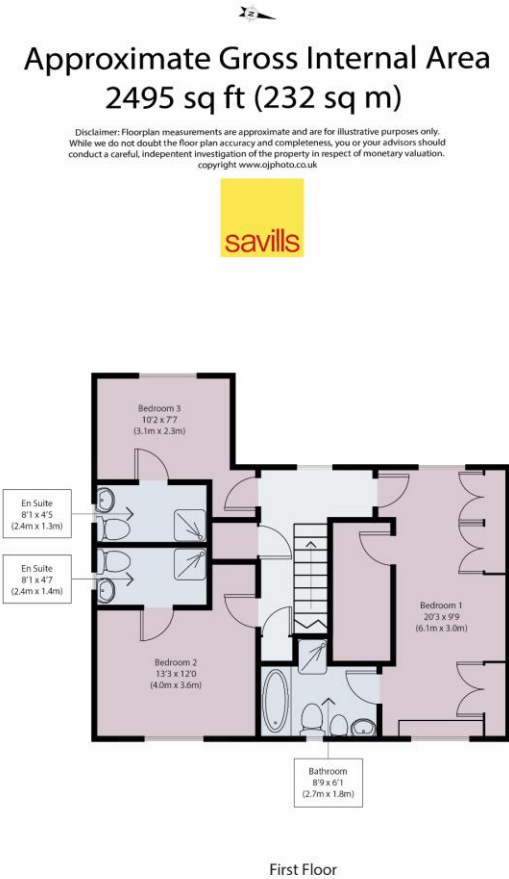
All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office.

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