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Signature

Manzel, Shalford Road,
Rayne, CM77 6BT



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Manzel is an exceptionally spacious and well proportioned barn conversion with exquisite charm and character with over 5,000 sq.ft of family accommodation and situated on a plot in excess of 0.4 of an acre.

Thought to originally date back to the 1600's, Manzel is an impressive Grade II Listed barn conversion situated in a private location. The property has been finished to the highest of standards by local suppliers and craftsmen.

- Impressive open plan kitchen/dining area
- Lounge with vaulted ceiling
- Kitchen/breakfast room
- Boot/utility room/cloakroom
- 6 double bedrooms
- Study
- 5 bath/shower rooms (4 ensuite)
- Detached triple garage & workshop
- Grounds in excess of 0.4 of an acre
- Private location



Manzel's grand entrance hall is an impressive room which gives access in the double height galleried reception room with vaulted ceilings, exposed timbers and an abundance of natural light. The principle main living space which is a beautifully well proportioned lounge separated from the main open entertaining area with glazed windows and double doors. The focal point of the room is the exposed red brick fireplace with wooden mantle housing a wood burning stove, under floor heating and engineered Oak flooring has been placed throughout the ground floor of the property. The principle dining space is of a great and would comfortably accommodate a large dining table. The high specification, bespoke, fitted kitchen has a range of cabinets and drawers incorporating Samsung appliances which include American style fridge freezer, five ring gas hob and a dishwasher, solid granite worktops and a substantial central island unit with matching granite units.

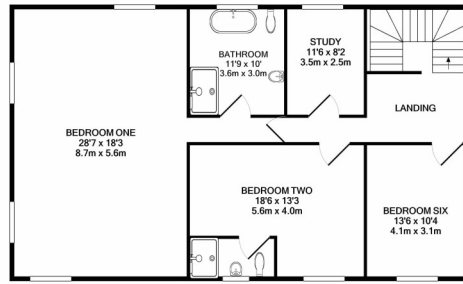
The easterly wing of Manzel has three good size bedrooms, two benefitting from high quality en-suite shower facilities. There is a ground floor, four piece bathroom and separate external entrance into the boot room. The ground floor concludes with a utility room, boiler room, and ground floor cloakroom.

The first floor is reached via a bespoke hand made solid Oak staircase giving access to a further three bedrooms and a separate study. The elegant master bedroom suite measures an impressive 28' 7" by 18' 3" with triple aspect windows allowing natural light and door to the first of four en-suites. Bedroom two is a good size double rooms and also benefits from an en-suite shower room.

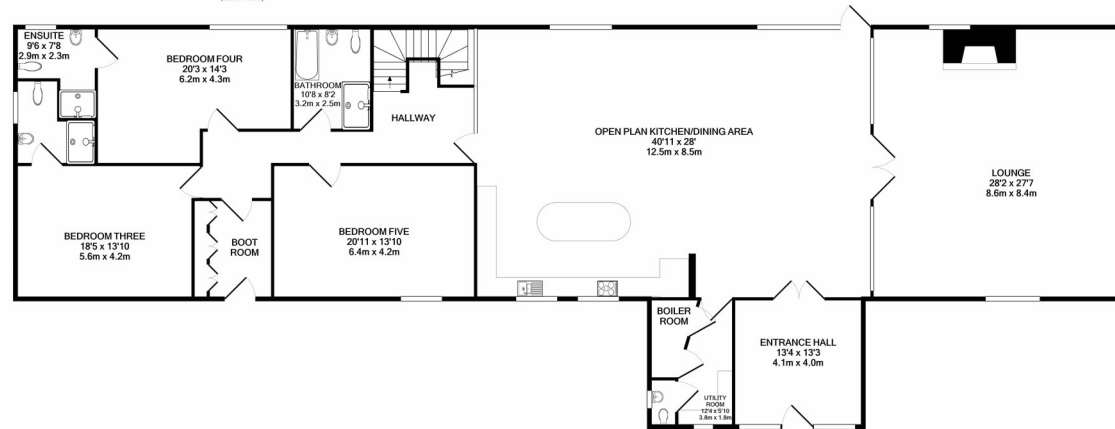




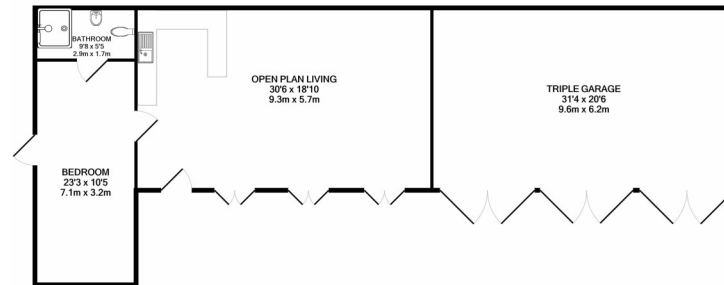




1ST FLOOR
APPROX. FLOOR
AREA 1313 SQ.FT.
(122.9 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 3007 SQ.FT.
(278.9 SQ.M.)



GARAGE & WORKSHOP
APPROX. FLOOR
AREA 1462 SQ.FT.
(135.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 6282 SQ.FT. (583.6 SQ.M.)
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Outside

Externally and separate to Manzel there is a good size workshop with triple garage. The workshop is a versatile space and is currently laid out with a fully equipped kitchen, separate living space, bedroom and en-suite facilities and could make an ideal annexe or office subject to the necessary planning consents. The impressive triple garage has three timber side hung double doors leading to an open garage ideal for the car enthusiast.

Manzel is accessed via electric gates which leads to ample off road parking and a formal garden which commences with a patio area with the remainder is mainly laid to lawn with mature flowers and shrub borders and enclosed by natural hedging. There is an inset under the lawn 2,500 water harvester tank and various outside lighting.

Location

The village of Rayne has an attractive centre with many fine period and listed properties and has previously been named 'Essex Village of the Year'. There are two public houses, village primary school rated Good by Ofsted and also served by school bus routes to Helen Romanes school and Dunmow Newport grammar, near Saffron Walden and Colchester grammar schools. Within walking distance of the property are Flitch Way country park and Notley country park. Further amenities can be found at the nearby market town of Braintree, where you will also find the popular Freeport Designer Village. Rayne is bypassed by the A120 trunk road which gives access to Stansted Airport and M11 beyond. For the commuter the nearby railway station at Braintree provides branch line links to London Liverpool Street (approximate journey time 1 hour 5 minutes)

and the City of Chelmsford and market town of Witham are approximately 12/10 miles away, both having mainline railway stations serving London Liverpool Street (Approximate journey time 35 minutes). Witham is bypassed by the A12 which leads to Chelmsford to the South and Colchester to the North.

Directions

From the A120 Stansted bound, take the exit off the bypassed signposted Great Notley, turn right back under the A120 at the roundabout signposted Braintree Town Centre. At the next roundabout turn left into Rayne Road, proceed along Rayne Road continuing to the traffic lights at the Swan Public House then turn right into Shalford Road where the property can be found shortly after on the right hand side on the corner.

Important Information

Council Tax Band - G

Services - We understand that mains water, drainage and electricity are connected to the property. Heating is via a warm air source heat pump.

Tenure - Freehold

EPC exempt

Our ref - DJN





Witham
01375 516464
witham@fennwright.co.uk

fennwright.co.uk