



## THE BEECH HOUSE, THE STREET

Great Saling, Braintree, CM7 5DT

£785,000



COMMERCIAL | RESIDENTIAL | LETTINGS

[www.jamesandco.net](http://www.jamesandco.net)

- Detached Country Property
- Three Reception Rooms
- Kitchen and Downstairs Shower Room
- Four Bedrooms with Master En-Suite and Dressing Room
- Ample Parking along Long Driveway
- Large Garden Backing onto Fields
- Large Timber Shed Situated at the Rear
- Centrally Located in this Prime Village





## Property Description

### THE PROPERTY

A wonderfully situated four bedroom modern home built by the owners just over ten years ago and approached via a long driveway offering ample parking and benefits from a master bedroom suite with dressing room and en - suite.

The property also benefits from underfloor heating to both the ground and first floors and is supplied by a 'Air Source Heat Pump'.

Three reception rooms with an open plan kitchen/family and wood burner in the lounge. The large garden backs onto open fields to the rear where there is a useful timber storage shed/workshop.

The property has well thought out accommodation and is well located centrally in this popular village.

### THE LOCATION

The Beech House lies centrally in the village next to the old vicarage within this desirable village of Great Saling in the midst of peaceful farmland.

Great Saling is located midway between Great Dunmow and Braintree, two miles north of the dual-carriageway A120 (access at Dunmow) and 14 miles east of the M11. Stansted airport with its four-an-hour trains to London is 20 minutes away, London 50 minutes by train, or approx. 90 minutes by car via the A120 and the M11.

Great Dunmow (6 miles) has good shops, Braintree (5 miles)

more shops and cinemas, and Felsted, 4miles away, is famous for its coeducational public school. 3 miles to the north lies Great Bardfield with convenient shops.

### ENTRANCE HALL

#### STUDY

2.09m (6'10") x 1.88m (6'2")

#### LOUNGE

5.18m (17') x 4.20m (13'9")

#### KITCHEN

4.17m (13'8") x 2.77m (9'1")

#### REAR LOBBY

#### SHOWER ROOM

#### DINING/ FAMILY AREA

7.60m (24'11") x 4.20m (13'9")

#### FIRST FLOOR

#### LANDING

#### BEDROOM 1

3.63m (11'11") x 2.81m (9'3")

#### BALCONY

#### DRESSING AREA

4.20m (13'9") x 2.62m (8'7")

#### EN SUITE

#### BEDROOM 2

4.17m (13'8") x 4.00m (13'2")

#### BEDROOM 3

4.20m (13'9") x 3.17m (10'5") max

#### BEDROOM 4

3.04m (10') x 2.77m (9'1")

#### BATHROOM

#### OUTSIDE

The property is approached via driveway leading to a parking area, this and the driveway provides more than ample parking for several vehicles. The remainder is well stocked with mature trees and shrubs.

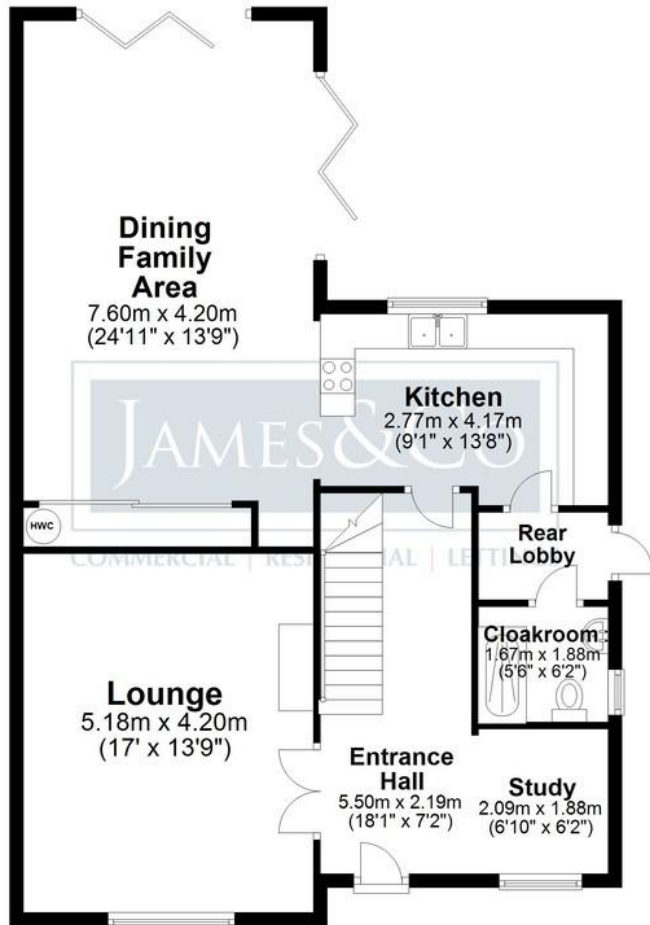
Access to the rear which is a good size laid to lawn with a patio area and towards the rear is a wooded area with a timber storage shed and the property benefits from open fields directly to the rear.

#### SERVICES

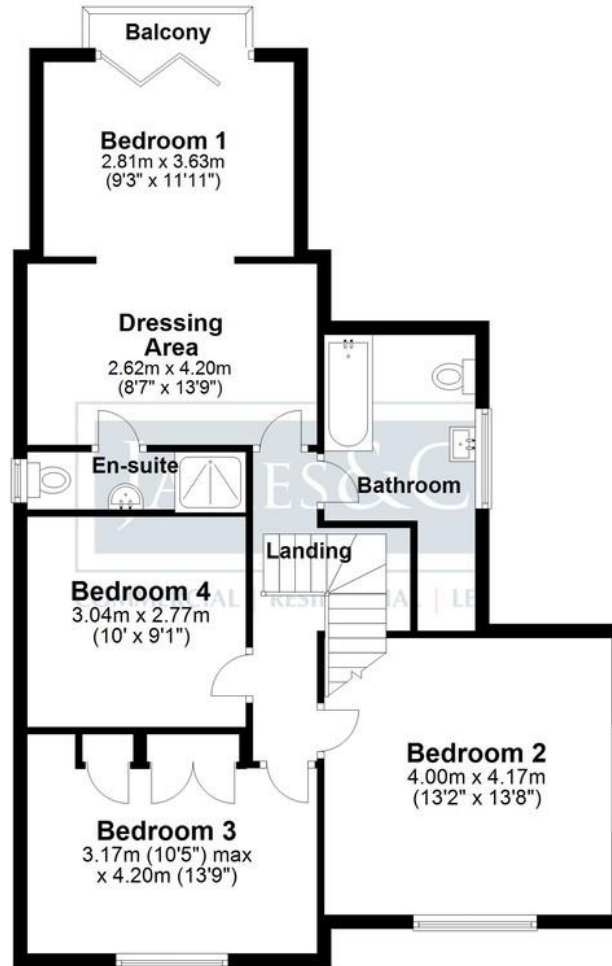
Air Source heat pump. Mains drainage.



**Ground Floor**  
Approx. 88.5 sq. metres (953.1 sq. feet)



**First Floor**  
Approx. 78.3 sq. metres (842.5 sq. feet)



Total area: approx. 166.8 sq. metres (1795.6 sq. feet)

The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact.  
Plan produced using PlanUp.

**COUNCIL TAX BAND**

Tax band E

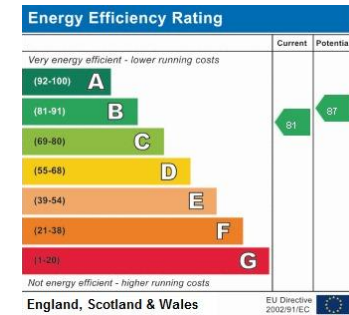
**TENURE**

Freehold

**LOCAL AUTHORITY**

Braintree District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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