



BUDLEIGH COTTAGE

Hall Road, Panfield, CM7 5AW

Guide price £500,000





Budleigh Cottage, Hall Road, Panfield, CM7 5AW

Budleigh Cottage is a charming attached property enjoying a superb location within this popular village, with the original part of the property dating from the late Victorian period and it has been cleverly and thoughtfully extended by the existing owners to provide a home of considerable character and versatility.

A covered porch leads to a glazed and panelled door which opens to the inviting reception hall. The reception hall has oak flooring, stairs rising to the first floor, an attractive red brick chimney breast and doors accessing the principal reception rooms. It also has a stain glass feature to the kitchen. The sitting room is situated to the front elevation of the property and overlooks the front garden. The sitting room has an attractive red brick fireplace, with a wood burning stove, and a brick hearth which is flanked by bespoke book cases and shelving. There are beams to the ceilings and a glazed panel through to the reception hall. There is a delightful snug situated to the front elevation which has a bay window with a seat, again taking views to the front garden, and an attractive open fireplace with an oak lintel above with a picture window through to the reception hall. The principal reception room is situated to the rear of the property and has sliding patio doors which access an extensive terrace with a garden beyond making it ideal for family entertaining. Adjacent to this is the exceptionally spacious kitchen/breakfast room which forms the heart of the house which is extensively fitted with a range of floor and wall mounted farmhouse style units with extensive tiled splashbacks and integral appliances. Appliances include a range master cooker with extractor hood above, Neff microwave oven, dishwasher and an integral fridge. There is attractive tiling to the floor and great views to the garden from the rear facing window. The glazing panel door accesses the utility room, beyond which is a useful study with benefits of a dual aspect with views to the front and side. There is also a large built in storage cupboard.

The utility room is especially practical and has a range of floor mounted units with block work surfaces, a large Belfast sink, plumbing for a washing machine, space for a tumble dryer and ample boot and hanging space. There is a stable door to the side and a further door leads to a well appointed cloakroom. The stairs rise to an impressive galleried landing which has a window to the rear elevation and doors to the bedrooms. The principal suite is situated to the rear of the property and is particularly impressive with a dual aspect and views to the garden and paddocks in the distance. The room is distinctively segregated into two areas with a large dressing room which has a range of bespoke built in wardrobes with the sleeping area beyond. A ledging board door leads to a well appointed en-suite shower room with a pedestal hand wash basin, shower enclosure and matching WC.

There are three remaining bedrooms, all of which are generously proportioned. One is situated to the rear elevation of the property, and the remaining two to the front elevation which have views to the lane beyond. These bedrooms are all served by a family bathroom which is tiled to dado height and has an impressive sink set within a marble plinth and a matching bath and WC.

Outside

The property is approached by an extensive double drive which has parking for numerous vehicles and in turn leads to a gate giving access to the rear garden. The drive is flanked by an attractive expanse of lawn which has herbaceous borders which boasts a variety of shrubs to include Hellebore, Lavender and some attractive native trees. The rear gardens can be accessed by a principal reception room or by the side via the utility room. Immediately to the rear hand side of the house is attractive herringbone brick paths, beyond which is a large stone entertaining terrace. This is flanked by a winding path, adjacent to which are large expanses of lawn and an attractive pond which provides a focal point. Beyond this are two useful storage sheds and further large expanses of lawn with a willow tree providing a focal point and three ornate twisted hazel trees. To the rear of the garden are some raised vegetable beds and attractive pleached fruit trees.

The well presented accommodation comprises:

Snug	Family room
Sitting room	Kitchen/breakfast room
Study	Utility
Four bedrooms (one en-suite)	Bathroom

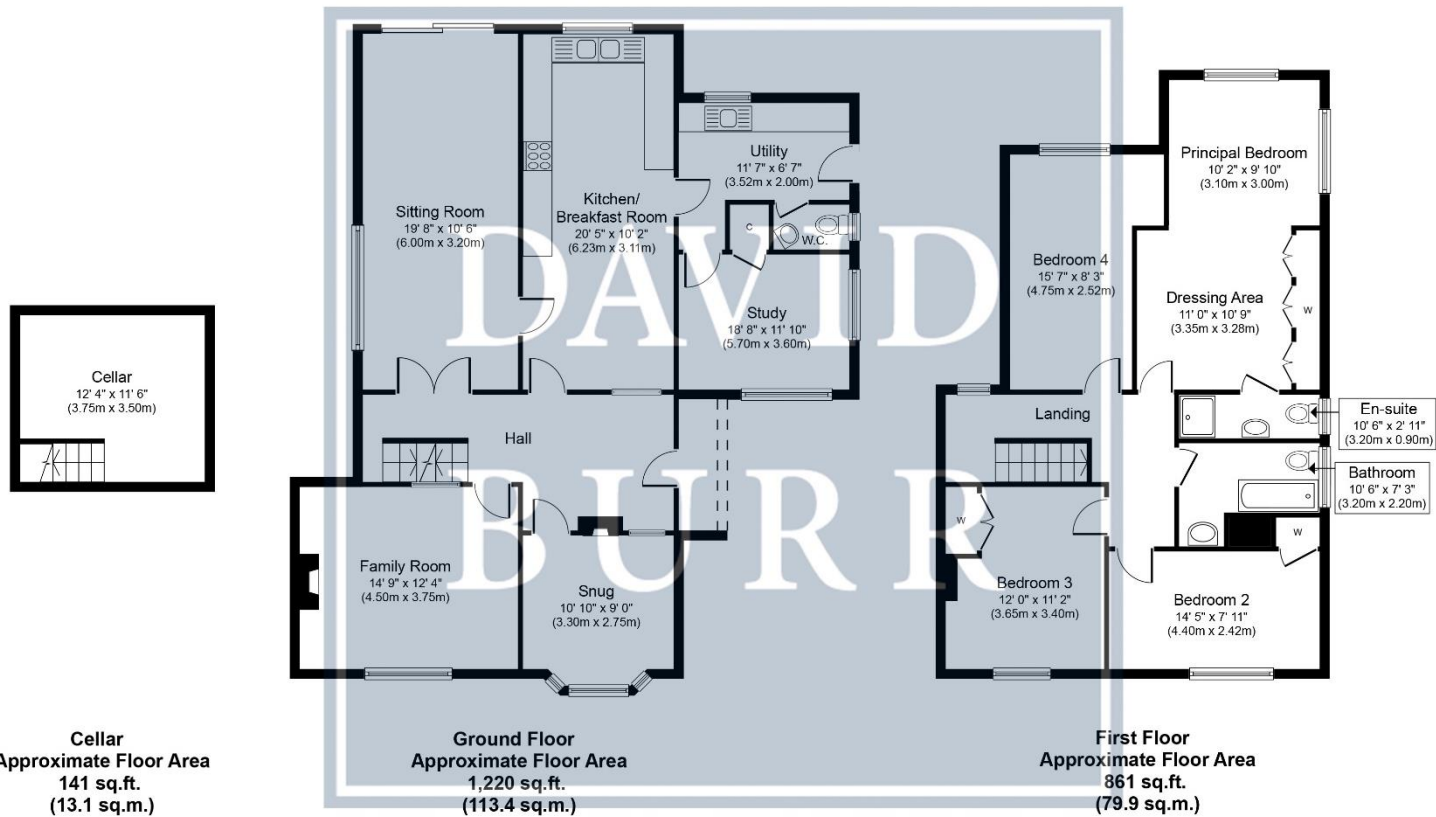
Location

Panfield is a small village surrounded by countryside with a parish church, village hall, recreational park, allotments and a pub. The nearby town of Braintree is only 3 miles away and includes extensive amenities and services.

Access

Braintree 3 miles	Braintree – Liverpool St 60 mins
Saffron Walden 19 miles	Stansted approx. 30mins
Colchester 20 miles	M25 J27 approx. 60 mins





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2024 | www.houseviz.com

Additional information

Services: Main water, electricity and drainage.

Oil fired heating to radiators. EPC rating: E. Council tax band: E.

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2 & Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr.

DAVIDBURR.CO.UK

Contact details

Castle Hedingham (01787) 463404

Long Melford (01787) 883144

Clare (01787) 277811

Leavenheath (01206) 263007

Bury St Edmunds (01284) 725525

Woolpit (01359) 245245

Newmarket (01638) 669035

London (020) 7390888

Linton & Villages (01440) 784346



NOTICE. Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

**DAVID
BURR**