



SCHOOL GREEN FARM

Blackmore End, Essex, CM7 4DS

Guide price £1,175,000

DAVID
BURR





School Green Farm, Blackmore End, Braintree, Essex, CM7 4DS

School Green Farm is an attractive unlisted Essex farmhouse believed to date from the early 17th century with attractive and appealing later additions, the property has been meticulously cared for by the current owners, and is immaculately presented throughout, and enjoys stunning landscaped grounds in a beautiful secluded location. The property is presented to the highest of standards and features the highest quality fixtures throughout to include solid oak Gothic style doors, exposed oak and elm floorboards, cast iron radiators and bespoke handmade kitchen units.

There is an appealing entrance hall which has exposed beams to the walls, attractive herringbone brick work to the floor, views to the front garden and a square arch opening to the principal reception rooms. The sitting room benefits from a dual aspect and is situated to the front of the property and has a large bay with French doors opening to a beautiful south facing entertaining terrace. There is engineered oak flooring, a large red brick fireplace with inset wood burning stove and beams to the walls and ceilings. The snug has a dual aspect and has a bay with French doors leading to a further entertaining terrace overlooking the courtyard, the front window takes in views to the gardens and pond and there is herringbone brick flooring, elm flooring and beams to the walls and ceiling.

A door accesses the kitchen/breakfast room via stone steps and this room forms the heart of the house, it is extensively fitted with a range of bespoke wall and floor mounted units with a mix of granite and hard wood surfaces with a wrap around breakfast bar. The focal point is formed by a cream four oven Aga set within a detailed recess. There is beautiful Cotswold stone to the floor, and the room has a dual aspect with views to both the front and back and appealing beams to the ceiling.

Beyond here is a square oak arch with a step leading to a beautiful dining room which has a dual aspect, elm flooring and an appealing Victorian red brick fireplace with a bread oven to the rear. An attractive half glazed oak door leads to a particularly useful rear lobby/boot room which has Cotswold stone flooring, a vaulted ceiling with attractive brick work on display, and doors leading to an extensively fitted utility room which houses the boiler and has a stable door to the rear courtyard. Adjacent to this is a second utility/pantry which is fitted with the same bespoke units as the kitchen with granite surfaces, and a beautifully appointed downstairs cloak/shower room with an imperial basin on a cast iron stand, a matching WC and a fully tiled corner shower enclosure.

Stairs rise from the lobby to a beautiful split level landing which runs the entire length of the house and has wonderful exposed oak framework on display, oak flooring and two cupboards, one providing storage and one for the hot water cylinder.

The principal bedroom is situated to the front elevation of the property and benefits from a triple aspect, a fully vaulted ceiling with oak beams on display and French doors leading to a Juliet balcony, beyond which are simply stunning views over rolling countryside. A door leads to a beautifully and lavishly appointed ensuite shower room which has his and hers circular sinks, a bidet, matching WC and large walk in tiled shower cubicle. Beyond this a mirrored door accesses a well appointed dressing room which has views to the front garden, and is fully fitted with a range of mirror fronted sliding wardrobes.

The second bedroom is situated to the other end of the property and has a dual aspect, exposed floor boards, an attractive cast iron fire grate, a large wardrobe, and lovely views to the front and rear garden. The third bedroom has views to the front garden and has exposed floorboards and attractive oak framework on display. These two bedrooms are served by beautifully appointed bath/shower room with has travertine flooring, a free standing roll top claw foot bath, matching pedestal wash hand basin and WC, and a fully tiled shower enclosure.

Outside

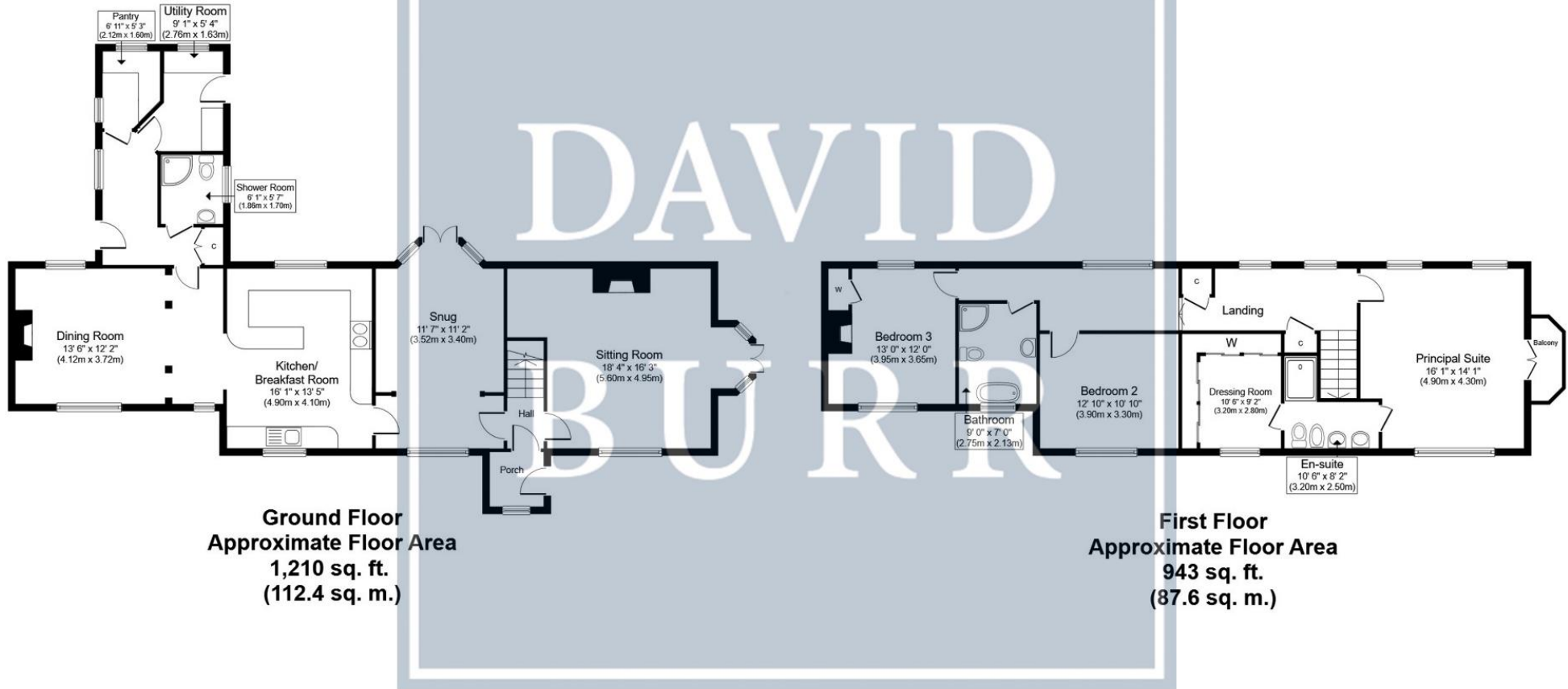
The property is approached via a drive flanked by neatly clipped hedge which leads to a pair of gates hung on attractive brick piers, beyond this is an extensive area of stone parking, which in turn leads to an extensive array of outbuildings and the triple cart lodge. The grounds of the property are an absolute delight and are distinctly segregated into several areas, and immediately to the front of the house behind a mellow red brick wall is a large expanse of lawn which is interspersed with a variety of specimen trees to include oak and willow. A natural pond provides a focal point for the extensive range of outbuildings, particularly the party barn which has French and bifold doors accessing a wonderful west facing raised terrace which makes it ideal for large family gatherings and entertaining.

Adjacent to this is a further substantial timber barn which is currently used as a studio/craft room and could readily provide other uses subject to any necessary consents being granted. Beyond here are geometrically arranged raised vegetable beds adjacent to which is a large greenhouse.

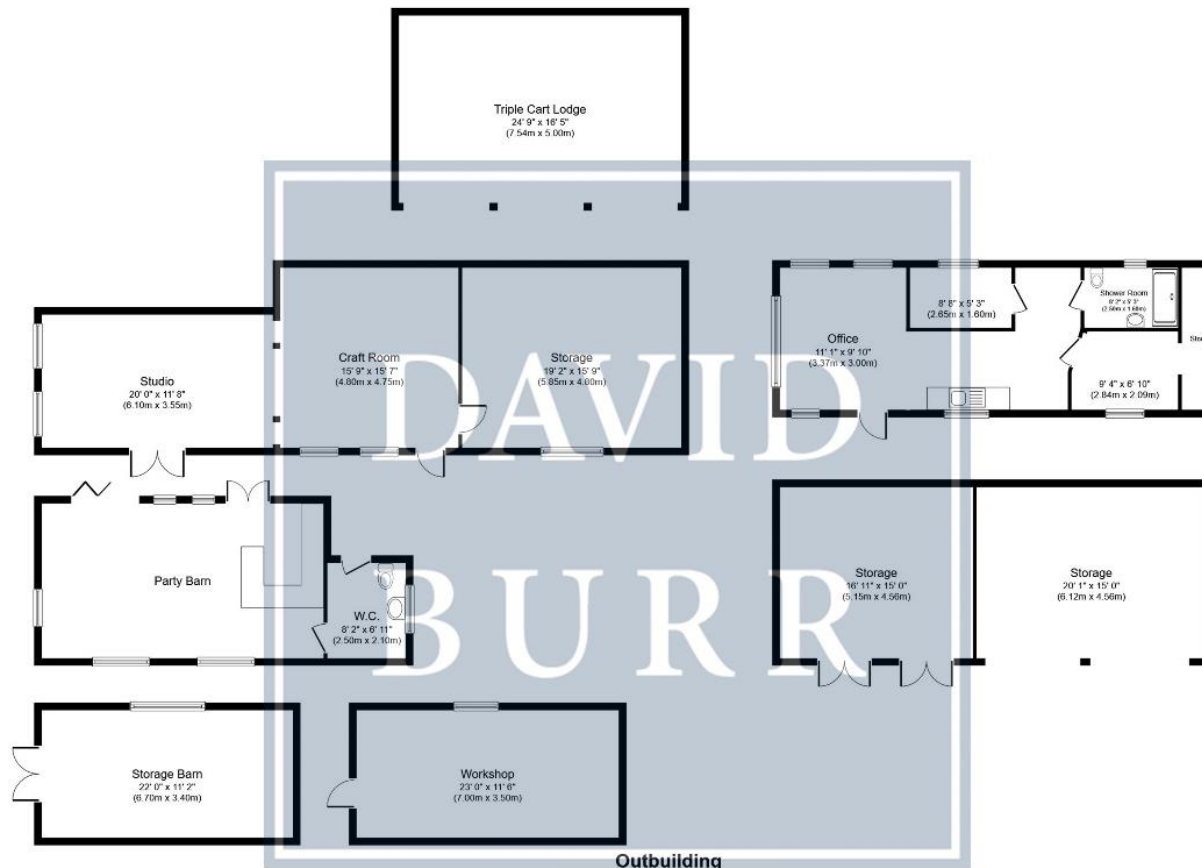








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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.



Outbuilding
Approximate Floor Area
3,129 sq. ft.
(290.7 sq. m.)

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Additional information

Services: Main water, electricity and private drainage (Klargester)

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

Broadband speed: up to 900 Mbps (Ofcom).

Mobile coverage: 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

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