



WOOD LODGE

Sunnyfields Road, High Garrett, CM7 5PQ

Guide price £795,000

DAVID
BURR



Wood Lodge, Sunnyfields Road, High Garrett, Braintree, Essex, CM7 5PQ

Wood Lodge is a wonderful family home of barn and cottage like elevations, maintained by the current owners to an exemplary standard, presenting in almost 'as new' condition. From the incredibly spacious reception hallway to the highly impressive westerly facing kitchen/dining/living room, the property provides impactful and flexible accommodation, which is imbued with quality fittings throughout.

Constructed as one of four superior homes in 2021 by Seven Developments, and conceived with outstanding green credentials in mind, the property occupies a peaceful semi-rural location with countryside all around. just to the north of Braintree. Indeed, a key feature of Wood Lodge is its very convenient location, being ideally positioned for access to major roads and railway station, yet being situated along a 'quiet lane', thus offering a delightful balance of calm, and accessibility.

On entering Wood Lodge one is immediately impressed by the space afforded by the hallway, it really is a lovely area with high quality flooring which feels bright and airy. Oak doors with ornate surrounds provide access to the sitting room which features windows to two aspects, and directly opposite the snug or home office, if preferred.

Stairs rise from the hallway to the first floor gallery style landing, and at the far end of the hallway is a discretely positioned cloakroom, and general purpose cupboard.

Predominantly facing west, and with a delightful outlook, the kitchen/dining and living room combination is a stunning room of excellent proportions, and maximum light transmission from the east, south and west. The cooking and preparation areas comprise of high-quality counter tops and matching upstands, the island being 'c' shaped and featuring a fluted drainer and under slung sink, Fohen boiling water tap and two bottle coolers fitted at opposing ends. Neff integrated appliances include a coffee maker, microwave oven combination, hide and slide fan assisted oven, dishwasher, induction hob and extractor hood. Two sets of French doors provide access to the garden and a further doorway opens to the utility room. Featuring plumbing for a washing machine, counter top, upstand and sink, the utility room is finished to match the kitchen and provides plenty of very useful storage. A door thence opens to the garage.

The first floor accommodation is equally as impressive both in terms of quality and proportions. Centred around the gallery style landing the accommodation encompasses a principal bedroom suite comprised of a large bedroom, independent dressing area and en-suite shower room with quadrant shower cubicle. The guest bedroom suite also features a separate dressing area and en-suite shower room with double size shower cubicle. Two further bedrooms are available, equally of excellent size, both supported by the family bathroom.

Exterior

The garage incorporates a motorised up and over type entrance door. There are doorways to the utility room and parking area, we also understand the garage floor benefits from the under floor heating.

A shared driveway of block pavers spurs around to the left hand side of the house forming a parking bay, which has more recently been created for two or three cars, subject to size. A maturing hedge and railings are set at the boundary with the lane. The drive continues on past the house to the garage and a second private parking bay suitable for stabling three cars, or possible more! Here can be found the air source heat pump and electric car charging point. Exterior light compliments the building.

A side gate provides access to the rear garden which is bounded by post and rail fencing to take in the adjacent arable land. A large summer house/storage shed is located along the southern boundary which is formed of traditional fence panels. A resin type patio area spans across the rear of the kitchen/family room.

Sunnyfields Road is situated to the east of the hamlet of High Garrett, it is a single track country lane. High Garrett is located on the A131 which leads to Braintree, 2.9miles to the south, and Halstead, 4.2miles to the north.

The well presented accommodation comprises:

Principal bedroom suite	Snug
Guest bedroom suite	Kitchen/dining/living room
Two further double bedrooms	Utility room
Reception hallway	Cloakroom
Sitting room	Balance of build warranty

Agents note;

An air source heat pump provides under floor heating to ground floor, with individual digital thermostats and radiators to the first floor. There are 8 p v solar panels and we understand the current SEG is with British Gas.

This very light and airy house features aluminium double glazed windows in anthracite with integrated blinds incorporating skylights and Velux dormer style windows to first floor.

The driveway is shared with the house opposite and we understand there are joint obligations to maintain.

High quality fittings include; oak doors with stainless steel door furniture, brushed chrome effect switches and sockets, Karndean floor covering to ground floor, integrated entertainment system and Neff appliances.

We understand that the land immediately behind Wood Lodge is owned by the neighbours immediate opposite, and is amenity space only.

Location

High Garrett is just a short drive from Braintree, with its excellent range of facilities, schools and railway station with service to London Liverpool Street. The bypass allows access to Freeport Shopping Village and the A120 to Stansted Airport and M11.

Access

Braintree 2.9 miles

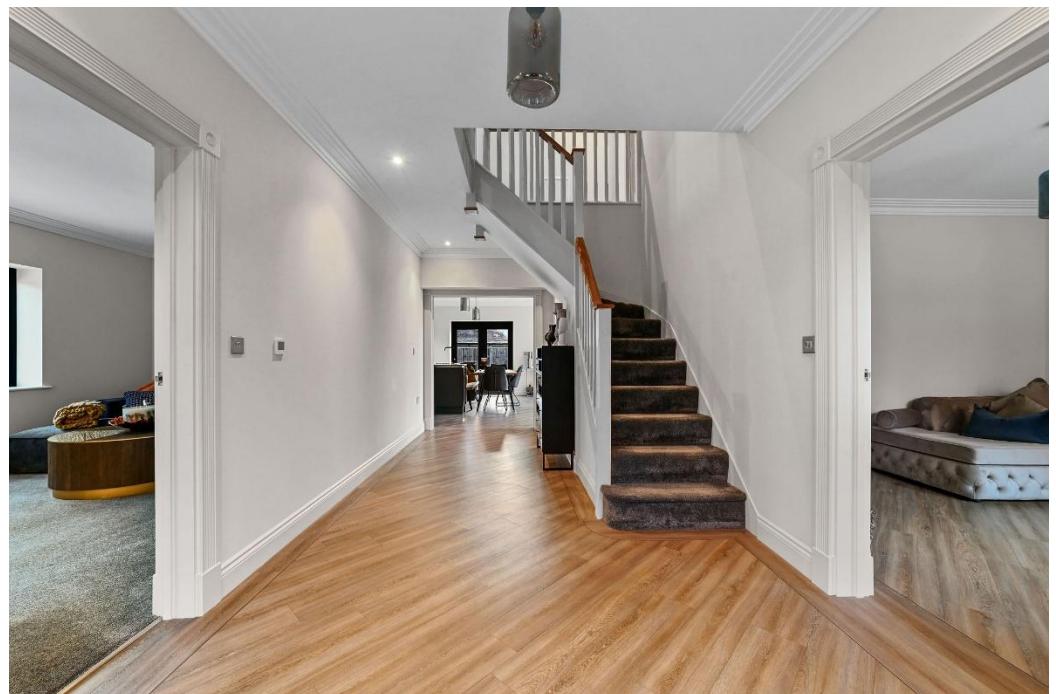
Halstead 4.2 miles

Chelmsford 17 miles

Colchester 17 miles

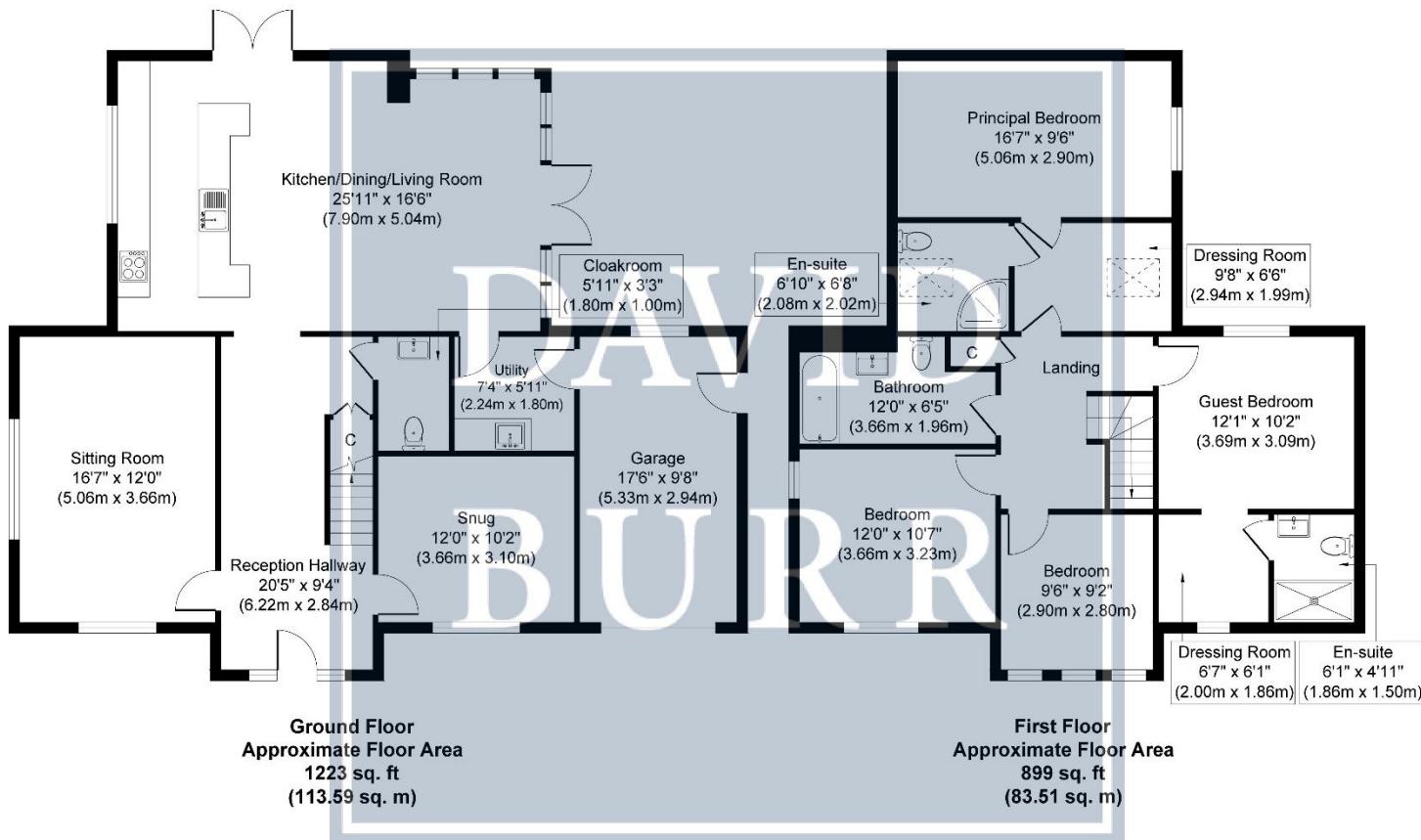
Stanstead Airport 20.8 miles (23 mins)

M25 J27 25.7 miles (27 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.

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Additional information

Services: Main water, electricity and drainage

Air Source Heat Pump to underfloor heating on ground floor and first floor radiators. EPC rating: B Council tax band: F

Tenure: Freehold Construction type: Standard

Broadband speed: up to 78 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, 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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