



## BENSONS BARN

Petches Bridge, Finchingfield, CM7 4AS

Offers in excess of £575,000

DAVID  
BURR



Bensons Barn is a stylish single level barn style dwelling enjoying a superb location on the periphery of this well served north Essex village. The property features attractive and appealing features throughout and uses modern technology such as underfloor heating combined with traditional boarded and brick elevations and is well suited to a variety of modern lifestyles.

The property is approached via a covered terrace which accesses a glazed and panelled door entering the kitchen/breakfast area. This is of a semi-open plan layout with an adjacent sitting/dining area which has bifold doors to an extensive west facing terrace making it ideal for large scale entertaining. There is an appealing feature brick wall, and attractive tiled wood effect flooring throughout. The kitchen/breakfast area is equipped with a range of floor and wall mounted units with a one and a half bowl sink and integral appliances to include a Neff hob with extractor hood over, a Neff oven and grill and a Bosch dishwasher. There are attractive views to the garden on the easterly elevation and via the glazed door to the west.

Directly accessed from the principal living area via an inner hall are the bedrooms with the principal bedroom being to the north elevation and having a window to the west overlooking the terrace with the garden and fields beyond. This is an impressive bedroom which has a built in wardrobe, a door directly accessing a dressing room which has a view to the east and a range of floor to ceiling built in wardrobes, this could also be used as a third bedroom if needed. A second door accesses a lavishly appointed and fully tiled ensuite shower room with a large walk-in shower cubicle, wall mounted wash hand basin and matching WC. The second bedroom is also on the west elevation with a window overlooking the garden and is generously proportioned and has attractive tile effect flooring. This is served by a well-appointed and fully tiled shower room with a wall mounted wash hand basin, corner shower cubicle and matching WC.

The utility/plant room is accessed via a glazed and panelled door from under the covered terrace and has plumbing for a washing machine and a single bowl stainless steel sink set within a range of floor and wall mounted units.

#### Outside

The property is approached via a private drive with post and rail fencing to one side and established lawn to the other with a range of silver birch trees and attractive evergreen shrubs. The drive leads to a pair of electric gates which open to the garden. Beyond the gates is an extensive gravel drive providing ample parking, which in turn accesses a useful double cart lodge which has its own WC. Adjacent to the drive are large expanses of lawn with a variety of mature trees and shrubs which provide focal points and on the east elevation is an attractive split level raised sleeper planter which is densely stocked with a variety of herbaceous plants and grasses that provide year-round interest and colour.

To the north elevation are several useful storage buildings to include a shed and a greenhouse. Immediately to the rear of the property benefiting from a westerly aspect is a stunning full length sandstone terrace which can be accessed directly via bifold doors from the principal living area and from the kitchen. This is a superb family entertaining area and has a covered terrace at one end making it especially versatile.

Beyond this are expanses of low maintenance gravel areas and an appealing dwarf red brick wall with steps that lead to the rear garden. There are a variety of fruit trees and an attractive summer house on the northerly elevation. Beyond the boundary of the garden are uninterrupted views over open farmland.

Adjacent to the cart lodge is a detached workshop/studio which provides useful workshop and storage space which is equipped with power and light and has an additional undercover storage area to the side. This building could be used for a variety of purposes such as a home office, gym or studio.

In all about 0.60 of an acre (sts).

The well presented accommodation comprises:

Stylish barn conversion	Private established south and west facing garden
Secluded location	Open views
Modern finishes throughout	Useful outbuildings
Open plan layout	Extensive parking
Principal suite with dressing room	

#### Location

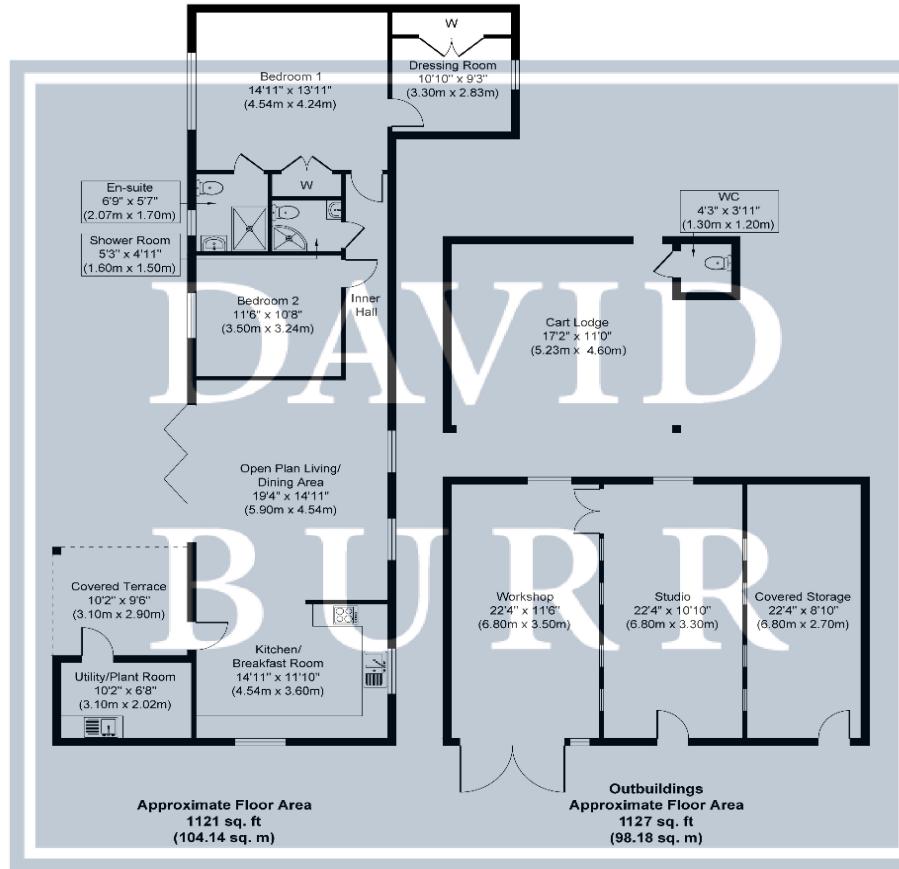
Finchingfield is a picture postcard village with an attractive village green and duck pond with many amenities to include primary school, parish church, tea-rooms, shops, public houses and a health centre. The nearby town of Great Bardfield provides further amenities as does both Braintree and Saffron Walden with mainline stations.

#### Access

Great Bardfield 2 miles	Audley End- Liverpool St 60 mins
Braintree 10 miles	Stansted approx. 30 mins
Saffron Walden 11 miles	M25 J27 approx. 45 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 private drainage (septic tank)

Air Source Heat Pump. EPC rating: B Council tax band: D

Tenure: Freehold Construction type: Brick and timber

Broadband speed: up to 1000 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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