



Sunningdale Rectory Road

Stisted, Braintree

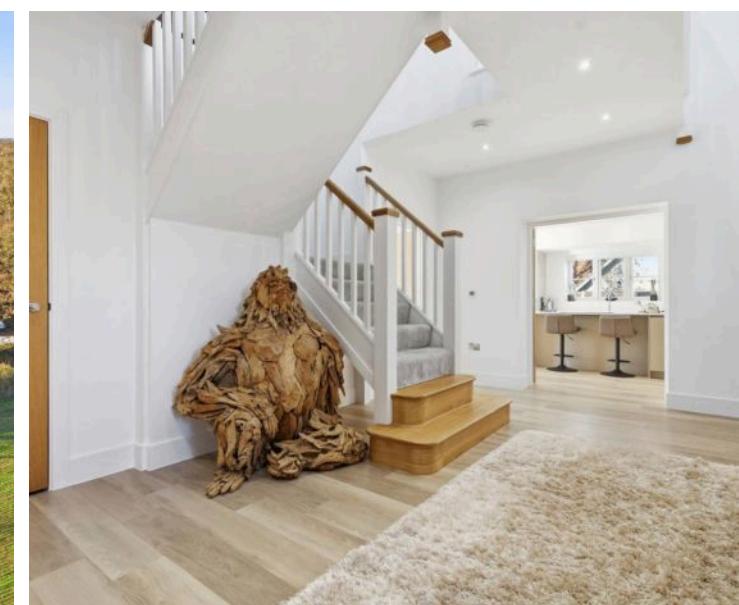
The Sunningdale is an outstanding luxury five-bedroom residence extending to approximately 3,506 sq ft, showcasing classic, inviting architecture combined with beautifully considered contemporary interior design. Finished to an exceptional specification throughout, this elegant home offers five bedrooms and four bathrooms, delivering modern living with a timeless sense of luxury.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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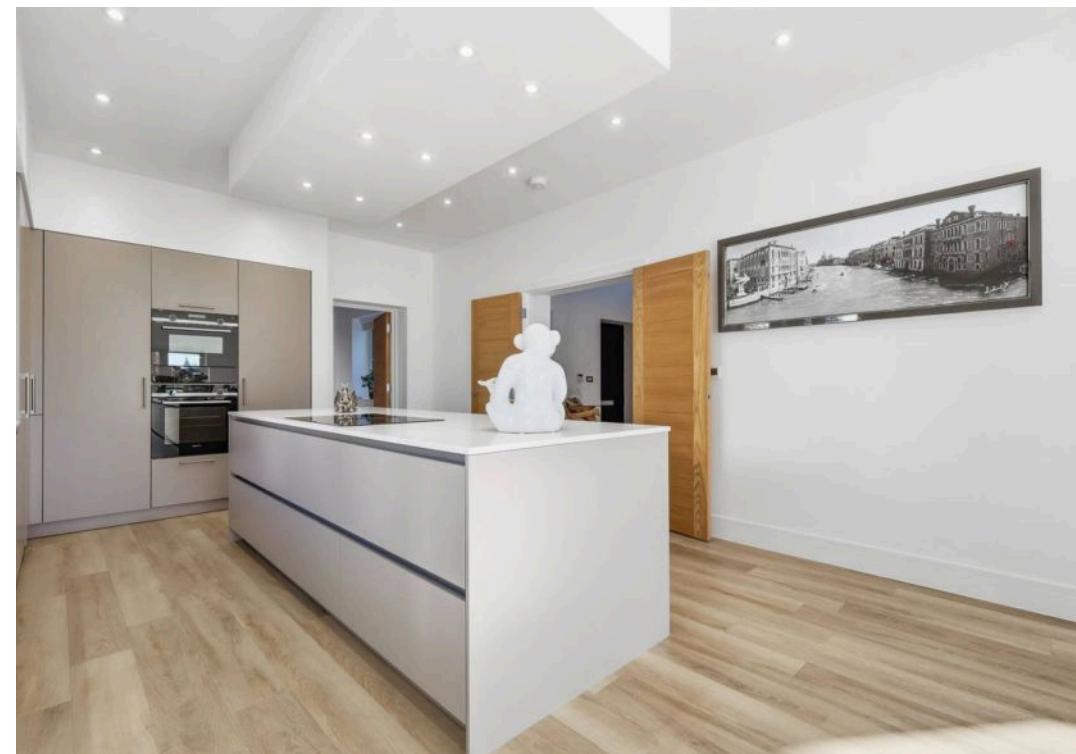
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The property is entered via a welcoming entrance hall, where double doors on either side lead to a generously proportioned sitting room featuring a striking fireplace and bi-fold doors opening directly onto the garden. To the opposite side of the hallway lies the breathtaking open-plan kitchen, dining and family area, flooded with natural light from expansive windows and two sets of full-height glazed doors, creating a seamless indoor-outdoor lifestyle.

The beautifully appointed kitchen is fitted with sleek, premium cabinetry and the latest high-quality branded appliances, complemented by a stylish central island that forms an elegant focal point for both everyday living and entertaining.

The ground floor also benefits from a dedicated study, a practical utility room with external access, and a connecting door to the **oversized double garage**, which features two electric up-and-over doors, power and lighting, and houses the property's air source heat pump boiler system. A rear access door leads directly into







Ground Floor

Approx. 168.6 sq. metres (1814.9 sq. feet)



First Floor

Approx. 133.2 sq. metres (1433.9 sq. feet)



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