



## GREENWOODS

Church Road, Bradwell, Essex, CM77 8EW

Guide price £785,000 to £795,000

DAVID  
BURR



## Greenwoods, Church Road, Bradwell, Essex, CM77 8EW.

Occupying a delightful position on the periphery of the village with wonderful panoramic views across arable land to the front and a secluded sunny garden to the rear, Greenwoods is a substantially extended and extensively modernised four-bedroom detached family house of approximately 2100sqft.

The house itself features an impressively proportioned sitting room, equally spacious dining room, imposing kitchen and generous utility/laundry room combination to the ground floor, with four bedrooms including a significant principal bedroom suite located to the first floor. The plot is orientated to a very desirable north east, to south west, thus the very private rear garden enjoys a significant amount of sunshine, subject to weather conditions.

Set back in to the grounds, Greenwoods also features a considerable amount of vehicle parking options, and the double detached garage is configured with an office to the first floor, access via an independent internal stair case.

The property is perfectly located for access to the A120 and A12, the city of Colchester, Braintree and railway stations at Marks Tey, Kelvedon, Witham and Braintree.

The spacious entrance hall features a tiled floor area and a useful cloaks and understairs storage cupboard. Stairs rise to the first floor level and doors provide access to the principal rooms within the house. Immediately to the left of the entrance door is a cloakroom suite and further round the hallway, a door way provides access to a particularly well-proportioned dining room. This appealing room features lovely views across countryside to the front and via glazed double doors it thence provides access to the sitting room. The sitting room is of excellent size, easily able to accommodate numerous pieces of large furniture, the focal point of the room being a substantial brick fireplace with raised hearth, timber bressummer and inset log burner, there are windows to front and rear and French doors providing access to the patio and rear garden. From the sitting room there is also direct access back to the hallway.

The kitchen/breakfast room is 'L' shaped with distinct dining and cooking areas. The beautifully appointed kitchen area features classic shaker style cabinets incorporating a bespoke dresser style configuration, pan drawers, numerous cabinets to floor and eye level, butler sink and granite counter tops with inset induction hob and colour coded splashback with angled extractor hood immediately above. There are double ovens with hide and slide doors and integrated microwave, dishwasher and fridge freezer. Underfloor heating compliments the room and there are French doors leading out to the patio and rear garden with two windows to the front ensuring maximum light transmission.

From the kitchen a doorway steps into a combined utility and laundry room. This room is in keeping with the rest of the house and is of excellent size with space for appliances, ample general storage within cupboards and cabinets, counter tops including a sink and plenty of natural lighting with windows to the side, rear and door to the rear garden.

To the first floor there are four bedrooms all of excellent size in particular the principal bedroom which features a full width span of bespoke Hammond fitted wardrobes, and again plenty of natural lighting. A discreet doorway gives access to an ensuite shower room. The family bathroom incorporates both a bath and independent shower cubicle and the landing and stair well are equally of excellent size.

### Exterior

The plot extends South West primarily comprising of lawn areas. A paved patio retained by low wall is directly accessible from the sitting room and the kitchen and there is also a further paved patio area on which is sited a hot tub which may remain subject to negotiation. The rear garden is private and screened by hedges. There is access to the front of the property either side of the house including double gates to the southern side. Externally sited oil fired boiler, oil tank, wood store, shed and greenhouse are situated within the rear garden. The front garden incorporates a substantial block paved driveway and parking area running up to, and adjacent to the garage, suitable for parking numerous vehicles. The pitched roof double garage features two roller type doors, power supply, there is also a window to the side and an external door allows access via a lobby and stair flight to a useful and light filled office space.

### Agents notes:

We understand there is a water softener and alarm system. The CCTV may remain subject to negotiations. Hammonds wardrobes where fitted.

The well-presented accommodation comprises:

Principal bedroom suite	Three further bedrooms
Kitchen/breakfast room	Sitting room with fire place
Dining room	Laundry & utility room
Private south westerly rear garden	Double garage and office room
Delightful location with panoramic views	Excellent access to major roads and railway stations

### Location

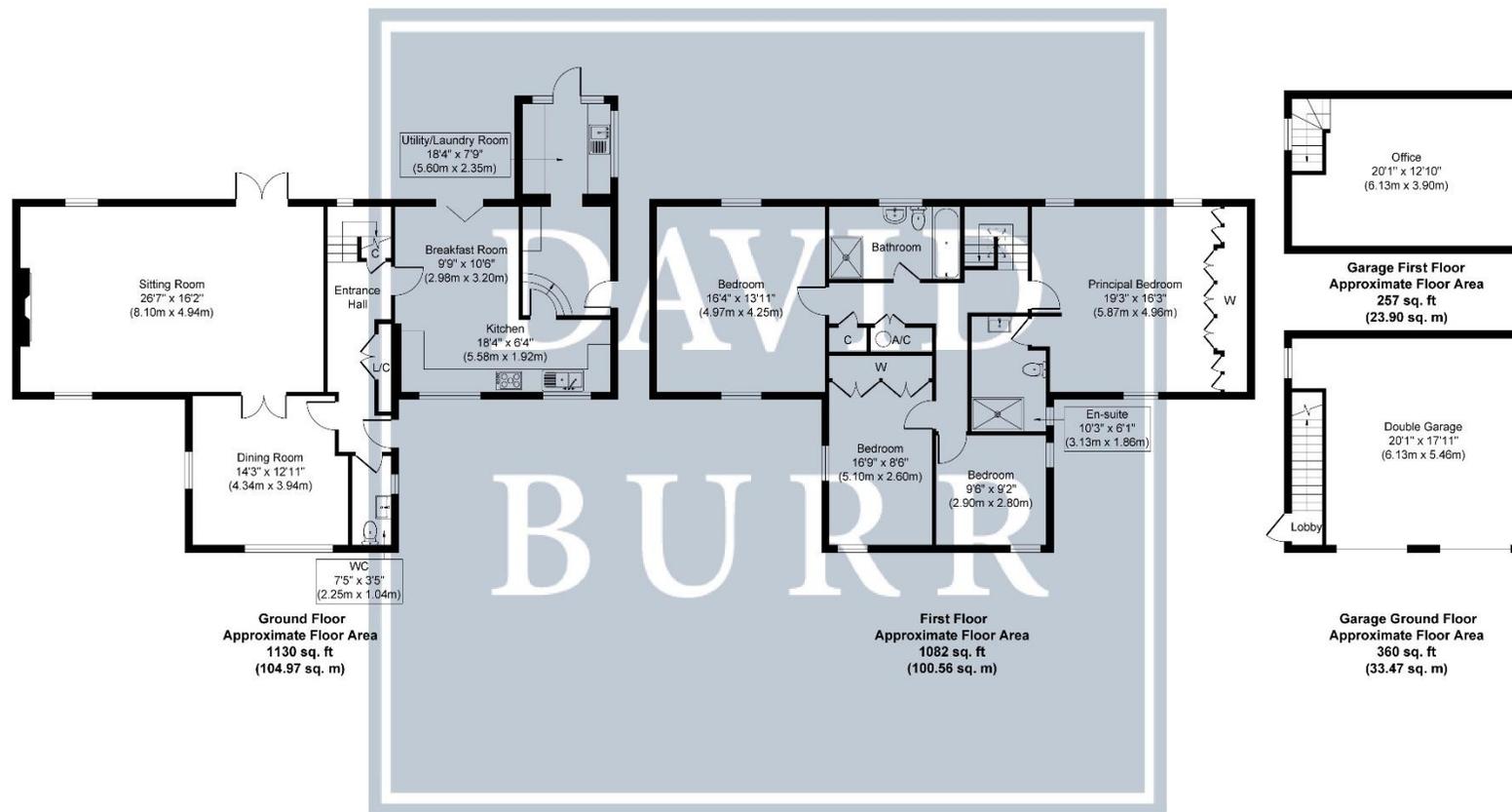
The village of Bradwell is located on the River Blackwater just east of Braintree. Bradwell has a village hall, church, petrol station and a Turkish bar and grill with a garden center on the way to Braintree. Bradwell also has a number of public footpaths.

### Access

Coggeshall (2.8 miles)	Colchester (13 miles)
Braintree (3.7 miles)	Chelmsford (15.7 miles)
Kelvedon train station (4.9 miles)	Stansted airport (19.1)







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

Oil fired heating to radiators and underfloor heating system.

EPC rating: TBC Council tax band: F Broadband: TBC

Tenure: Freehold

Broadband speed: up to 1800 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](http://DAVIDBURR.CO.UK)

## Contact details

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