



Bradford Street, Braintree CM7 9AT



welcome to

Bradford Street, Braintree

William H Brown proudly present this remarkable six bedroom Grade II Listed home, rich in heritage dating back to the 15th Century and beautifully refined with sympathetic, high-quality enhancements in recent years. A truly unique home that you simply have to see!



Hallway

Stairs to first floor. Radiator. Door rear and cellar.

Sitting Room

16' 9" x 14' 6" (5.11m x 4.42m)

Sash window to front aspect with secondary glazing and sash window to rear. Radiator. Feature fireplace with gas fire. Built in cupboard.

Dining Room

12' 1" x 10' 7" (3.68m x 3.23m)

Sash window to front aspect with secondary glazing. Feature fireplace with gas fire. Two radiators.

Cloakroom

Window to rear aspect. Low level WC. Wall mounted sink with hot and cold taps. Radiator.

Cellar

16' 9" x 11' 8" (5.11m x 3.56m)

Storage cupboard. Wine store.

Inner Lobby

Door to servant stairs. Door to:-

Storage Room

8' 5" x 5' 9" + recess (2.57m x 1.75m + recess)

Radiator. Storage cupboard.

Breakfast Room

13' 2" x 11' 8" (4.01m x 3.56m)

Window to side aspect with secondary glazing. Glazed window to storage room. Radiator. Storage cupboard. Opening to:-

Kitchen

12' 5" x 11' 6" (3.78m x 3.51m)

Sash window to side aspect. Range of base and eye level Bespoke custom built units with granite work surface over incorporating a butler sink with hot and cold taps. Space for range cooker. Integrated microwave. Pantry. Integrated dishwasher. Island storage with granite work surface over. Space for an American style fridge freezer. Door to Gantry.

Gantry

19' 7" x 3' 3" (5.97m x 0.99m)

Windows all along the side aspect. Two doors to courtyard and rear garden. Doors leading to:-

Ground Floor Shower Room

Walk in shower cubicle. Low level WC. Hand wash basin.



Utility Room

Twin butler sink. Plumbing and space for washing machine. Space for condensed tumble dryer. Cupboard housing boiler. Storage cupboards. Door & stairs leading to:-

First Floor Office

22' 1" x 9' 9" (6.73m x 2.97m)

Restricted head height. French doors to Juliette balcony. Radiator.

Orangery

25' 6" + recess x 9' 4" (7.77m + recess x 2.84m)

This room currently is only accessed via the Courtyard. Ornamental sash windows all around. French doors to Courtyard. Storage cupboard. Sauna (to remain).

Landing

Sash window to rear aspect. Radiator. Stairs to second floor.

Inner Lobby

Door to servant stairs leading to both ground floor and second floor giving access to a large loft storage area. Door leading to:-

Playroom

8' 2" x 5' 9" (2.49m x 1.75m)

Built in cupboard. Stable doors.

Bedroom Two

13' 5" x 12' (4.09m x 3.66m)

Window to side and rear aspect. Radiator. Feature fireplace (not in use). Feature windows displaying original lathe & plaster.

Bathroom

Sash window to front aspect. Walk in shower cubicle. High level WC. Pedestal hand wash basin. Panel bath. Radiator.

Bedroom One

14' 8" x 13' (4.47m x 3.96m)

Sash window to front aspect with secondary glazing. Radiator. Feature fireplace (not working). Door leading to:-

En-Suite

Sash window to front aspect. Corner bath. Walk in shower cubicle Low level WC. Vanity hand wash basin. Door leading to:-

Dressing Room

7' 4" x 7' 7" + door recess (2.24m x 2.31m + door recess)

Sash window to rear aspect. Custom built bespoke wardrobes with further walk in wardrobe. Radiator.

Bedroom 6 / Library

12' 3" x 10' 8" (3.73m x 3.25m)

Sash window to front aspect with secondary glazing. Radiator. Door leading to:-

Study Space

6' 2" x 4' + recess (1.88m x 1.22m + recess)

Restricted head height. Sash window to front aspect.

Landing

Window to front aspect. Doors leading to:-

Bedroom Five

12' 1" x 10' 7" max (3.68m x 3.23m max)

Sash window to front aspect with secondary glazing. Radiator. Built in cupboard. Door to servant stairs leading to all floors.

Shower Room

Skylight window. Walk in shower cubicle. Low level WC. Pedestal hand wash basin. Radiator.

Bedroom Four

12' 5" + recess x 10' 9" (3.78m + recess x 3.28m)

Sash window to front aspect with secondary glazing. Radiator. Landing continues with skylight window and door leading to:-

Bedroom Three

16' x 8' 4" (4.88m x 2.54m)

Sash window to front aspect with secondary glazing. Radiator.

Exterior

Secluded courtyard area with active well. Feature wall with granite work surface. Access to a fully landscaped garden with covered Pergola walkway. Mature trees, fruit trees, shrubs and rose garden. Enclosed brick and panel fencing. Access to detached Pavilion to rear:-

Pavilion / Cart Lodge

Raised decking area with door leading to first floor Cinema Room and entertainment area. Side access leading to door with intercom system and additional internal door giving access to the Cart Lodge providing undercover parking for two cars. Leading to driveway with gated entrance from Friars Lane for 4/5 cars.

Cinema Room

19' 1" x 15' 8" (5.82m x 4.78m)

Bespoke pullout bar. Four skylight windows. Two storage units.



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- Grade II Listed with Original Features Dating to 15th Century
- Conservation Area
- Large Gated Rear Entrance from Friars Lane
- Driveway for Multiple Cars leading to Cart Lodge
- Security Alarm

Tenure: Freehold EPC Rating: D

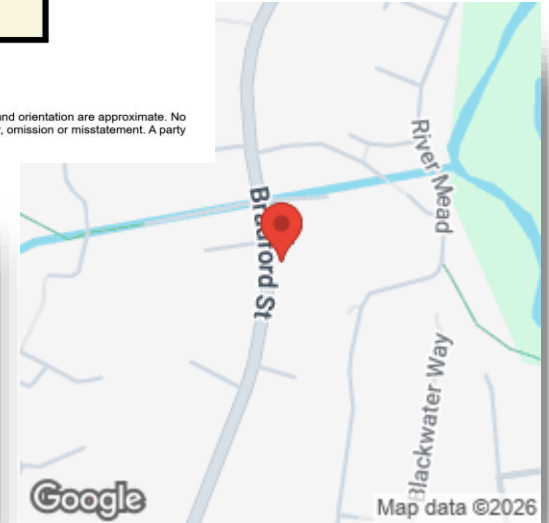
Council Tax Band: G

offers over

£650,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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