



## SASHAM HOUSE LAVENDER COTTAGES, BRAINTREE

GUIDE PRICE £750,000

4 Bedrooms | 3 Bathrooms | 3 Receptions

**\*\* SUPERB FAMILY HOME WITH STUNNING COUNTRYSIDE VIEWS \*\*** Situated within one of the area's most picturesque villages, this beautifully presented FOUR bedroom detached residence offers over 2,200sqft of versatile living accommodation, perfectly suited for modern family life. Occupying a generous plot with an impressive in-and-out driveway, garage, and outstanding rural views to both the front and rear, the property is available with NO ONWARD CHAIN. Internally, the home boasts THREE spacious reception rooms centred around a stunning bespoke handmade kitchen with central island, alongside a utility room and downstairs cloakroom. Upstairs features four well-proportioned bedrooms, including a superb master suite with dressing area and en-suite, whilst bedroom two also benefits from a newly fitted en-suite shower room, complemented by a newly fitted family bathroom. With planning permission already granted for a side extension, this exceptional home offers further potential in an idyllic village setting just a short drive from Braintree, the A120 and surrounding countryside villages. Early viewing is highly advised in order to appreciate the space, setting and finish on offer.



## GROUND FLOOR

### Porch 5'9" x 4'11" (1.75m x 1.50m)

Natural stone flooring, double glazed window to side, door to:

### Sitting Room 20'0" x 15'8" (6.12m x 4.80m)

Carpet flooring, double glazed window to front, feature open fireplace, radiator, stairs rising to first floor, bi-folding doors opening to Garden Room

### Dining Room 15'8" x 12'9" (4.80m x 3.91m)

Natural stone flooring, double glazed window to front & side, radiator, feature fireplace with log burner, doors to:

### Kitchen 18'3" x 15'8" (5.58m x 4.80m)

Bespoke solid wood kitchen incorporating central island with Quartz work tops, inset Range oven & American fridge/ freezer, integral dishwasher, natural stone flooring.

### Garden Room 19'4" x 7'10" (5.90m x 2.41m)

Laminate flooring with underfloor heating, double glazed windows & french doors to rear.

### Utility Room 10'7" x 9'3" (3.23m x 2.82m)

Natural stone flooring, double glazed window & door to rear, spaces for washing machine & tumble dryer,

### Cloakroom

Natural stone flooring, obscure double glazed window to side, hand wash basin, WC.

## FIRST FLOOR

### Landing

Carpet flooring, airing cupboard, doors to:

### Bedrom One 15'8" x 12'8" (4.80m x 3.87m)

Carpet flooring, double glazed window to front, radiator, fitted wardrobes, opening to:

### Dressing Room 9'4" x 7'10" (2.86m x 2.41m)

Carpet flooring, double glazed window to rear, radiator, two fitted wardrobes, door to:

### En-Suite

Tiled flooring with underfloor heating, bath with central standing tap, shower enclosure, hand wash basin, WC, chrome heated towel rail.

### Bedroom Two 15'3" x 9'2" (4.66m x 2.81m)

Carpet flooring, double glazed window to front, radiator, three fitted wardrobes, door to:

### En-Suite

Newly fitted suite comprising of shower enclosure, hand wash basin & WC, tiled flooring.

### Bedroom Three 15'8" x 9'3" (4.80m x 2.83m)

Carpet flooring, double glazed window to rear, three fitted wardrobes, radiator.

### Bedroom Four 9'2" x 9'2" (2.81m x 2.80m)

Carpet flooring, radiator, fitted wardrobe, double glazed window to front.

### Bathroom

Newly fitted bathroom comprising of bath, shower enclosure, hand wash basin inset to vanity unit & WC, Tiled flooring, heated towel radiator, obscure double glazed window to side.

## EXTERIOR

### Front Garden

Generous 'in and out' driveway, also leading to garage to side, lawn with hedging to front, side access gates.

### Rear Garden

Garden with field views, predominately laid to lawn with spacious paved patio area.

### Garage

Single garage with door to front.

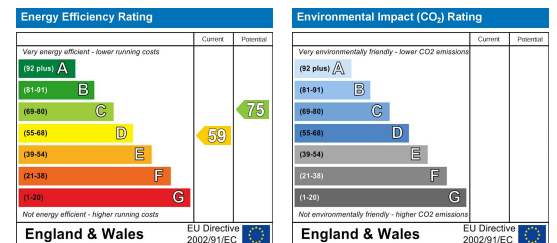
## Area Map



## Floor Plans



## Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



**Phone:** 01376 386555  
**Email:** info@branocsestates.co.uk  
**Website:** www.branocsestates.co.uk

Phoenix House 5 New Street  
 Braintree  
 Essex  
 CM7 1ER

