

Hall Road  
Panfield, CM7

Freehold  
Offers in excess of £1,150,000



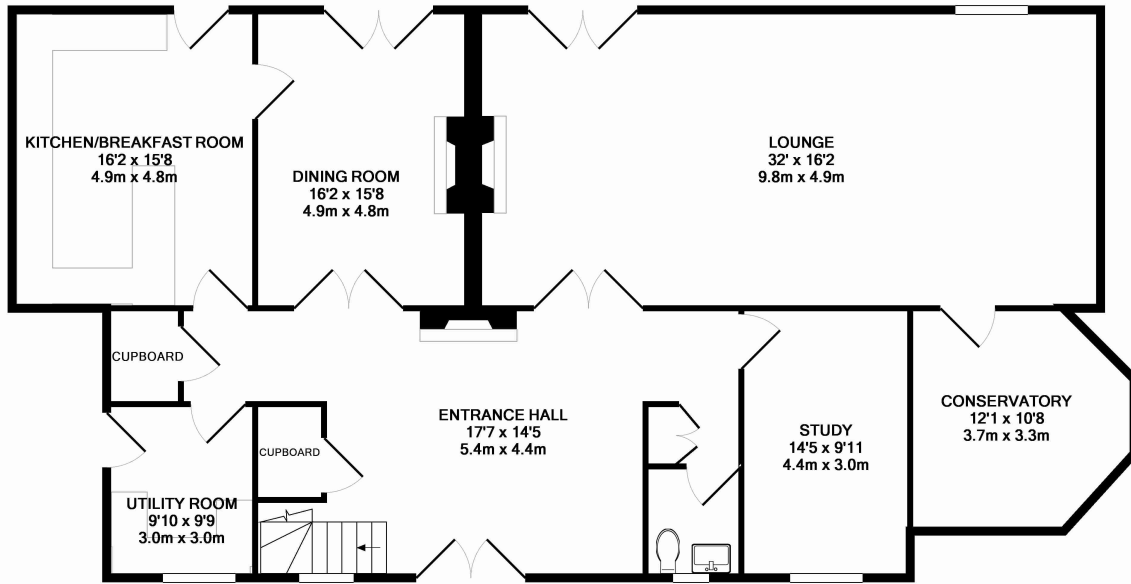
Set in the picturesque village of Panfield, Taylor Milburn Exclusive Homes are offering for sale this outstanding detached six bedroom family home.



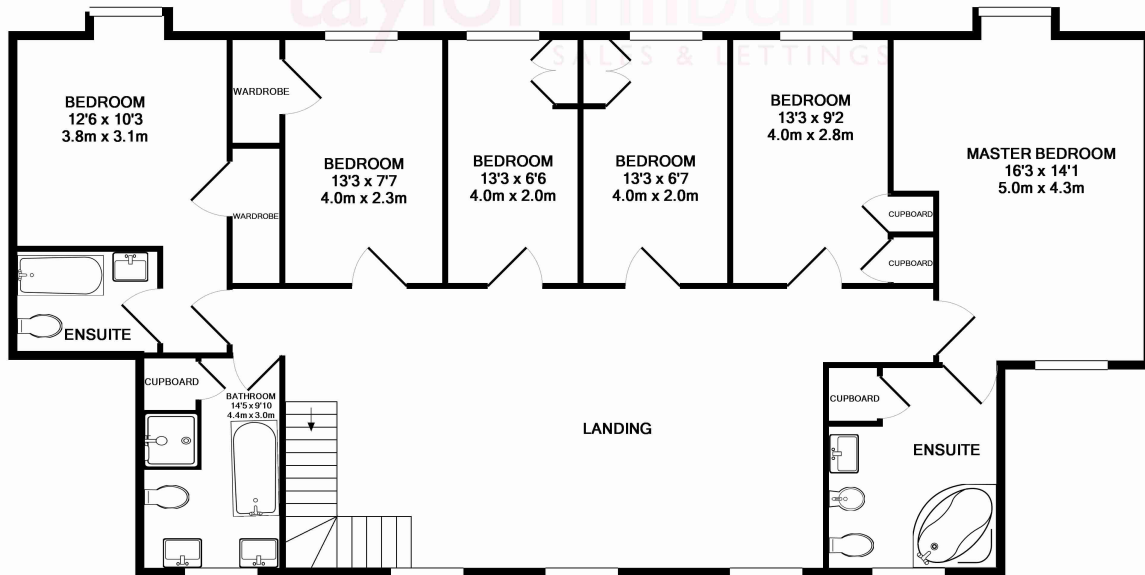
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SALES & LETTINGS





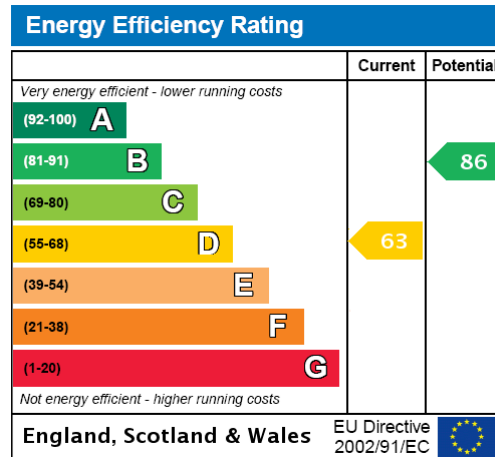
GROUND FLOOR



1ST FLOOR

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Set in the picturesque village of Panfield, Taylor Milburn Exclusive Homes are offering for sale this outstanding detached six bedroom family home. Built in the early 1900's the property has undergone renovation and throughout and sits on approximately an acre plot. The ground floor consists of a grand entrance hall, utility room, kitchen & breakfast room, dining room, living room, conservatory, study and W.C. Rising to the first floor there is a galleried landing, six bedrooms with en-suite bathroom to master bedroom and bedroom two, and a family bathroom. The house boasts a huge amount of charm and character throughout making it the ideal family home. Externally the property is accessed via a shingled driveway with a turning circle which can provide parking for numerous vehicles. There is a lawned area to the front and a generous sized rear garden. For storage there are two triple garages, a cart lodge and two further secure storage areas to the rear of the garage. The property is located in Hall Road which is one of the most desirable roads in the area and offers beautiful views over rolling countryside which are visible from the front of the house. The village of Panfield is approximately 3 miles north of Braintree, and offers easy access back into its town centre with a range of shops and amenities, Braintree Freeport with its wider range of retail and leisure facilities, two railway stations with direct links to London Liverpool Street and access to the A120 which provides links to Stansted Airport and M11 Motorway.

#### Grand Entrance Hall 17ft7 x 14ft5

Double doors into entrance hall, solid vinyl flooring, fireplace with gas fired burning stove, stairs rising to first floor, under stairs storage cupboard, two further storage cupboards located at each end of the hallway, double glazed window to front aspect.

#### Dining Room 16ft2 x 15ft8

Carpet throughout, fireplace with inset cast iron wood burning stove, ornamental ceiling, double glazed French doors to rear garden.

#### Kitchen & Breakfast Room 16ft2 x 15ft8

Tiled flooring, a range of eye and low level units with a fitted work surface, integrated single oven and grill, fridge with freezer compartment, 4 ring electric hob with fitted extractor fan, water softener, gas fired Aga with 2 hot plates and 2 ovens, stainless steel sink and drainer, double glazed windows to front and rear aspects, double glazed door to rear garden.

#### Utility Room 9ft10 x 9ft9

Tiled flooring, a range of eye and low level units with a fitted work surface, stainless steel sink and drainer with mixer tap, double glazed window to front aspect, door to garden.

#### Living Room 32ft x 16ft2

Carpet throughout, brick built fireplace with inset gas burning stove, built in storage area for media facilities, 2 x double glazed windows to rear aspect, double glazed French doors to rear garden, door to conservatory.

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## Conservatory 12ft1 x 10ft8

Tiled flooring with under floor heating, 3 x double power points.

## Study 14ft5 x 9ft11

Carpet throughout, double glazed windows to front and side aspect, wood burning stove.

## Ground Floor W.C.

Tiled flooring, Heritage low level W.C and wash hand basin, high level double glazed window to front aspect.

## Galleried First Floor Landing

Stairs rising from ground floor, 3 x double glazed windows to front aspect with views over countryside, incorporated study area with built in shelving.

## Master Bedroom 16ft3 x 14ft1

Carpet throughout, 2 x radiators, feature fireplace, en-suite bathroom, double glazed windows to front and rear aspect.

## En-Suite Bathroom

Low level W.C. bidet and pedestal wash hand basin, corner bathtub with overhead power shower, all gold fittings, with further shower attachment, shaver socket, airing cupboard, loft access, 2 x low level storage cupboards, double glazed window to front aspect.

## Bedroom Two 12ft6 x 10ft3

Carpet throughout, radiator, feature fireplace, built in wardrobe, double glazed window to rear aspect.

## En-Suite Bathroom

Heritage Low level W.C. and wash hand basin, free standing roll top bathtub with shower attachment, radiator, shaver socket, heated light fitting, double glazed window to front aspect.

## Bedroom Three 13ft3 x 9ft2

Carpet throughout, radiator, storage cupboard, loft access, 2 x built in wardrobes, loft access, double glazed window to rear aspect.

Bedroom Four 13ft3 x 7ft7 Carpet throughout, radiator, built in wardrobe, double glazed window to rear aspect.

## Bedroom Five 13ft3 x 6ft6

Carpet throughout, radiator, built in wardrobe, feature fireplace, double glazed window to rear aspect.

## Bedroom Six 13ft3 x 6ft6

Carpet throughout, radiator, built in wardrobe, feature fireplace, double glazed window to rear aspect.

## Family Bathroom

Vernon Tutbury low level W.C. and 'his and hers' wash hand basin, free standing roll top bathtub with television attachment, shower cubicle, fitted hair dryer, 2 x shaver sockets, airing cupboard, loft access, double glazed window to front aspect.

## Triple Garage 27ft1 x 19ft10

3 x up and over front doors, internal power and lighting, 2 additional storage sheds to rear each with own secure access.

## Additional Triple Garage 31ft9 x 16ft9

3 x double front doors, internal power and lighting, independent sensor lights, attached cart lodge with internal

power and lighting. There is potential to convert the garage to a self-contained annex subject to relevant planning permission and building regulation approval.

## Frontage

Pillared driveway entrance, shingled driveway with turning circle offering parking for numerous vehicles, access to both garages and cart lodge, external water point, lawned area with feature castle ruin, terraced area with pergola which runs to the back of the house, controlled lights attached to pergola.

## Rear Garden

Terraced area with lean to garden awning with slide out canopy, flood lighting throughout rear garden, security sensor lights which can be controlled from the master bedroom, extended power sockets, external water point, controlled water feature, brick built wind break with further terraced area, a selection of mature trees shrubs and plants, pond with ornament bridge and pump (not in use), moon gate wall leading to dry garden which provides further access to the front of the property.

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