

**Shalford Road**  
**Rayne, Braintree, CM77**

**£489,995**



Boasting a wealth of character with a 19' vaulted master bedroom, 19' LOUNGE with Inglenook fireplace & 12' bespoke kitchen is this DETACHED, three DOUBLE bedroom period property. Set in a sought after village location and offering a detached CART SHED and beautiful, vast gardens - Viewings Advised!



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The accommodation, with approximate room sizes, is as follows:

**ENTRANCE LOBBY:**

Staircase to bedrooms two and three, radiator, original ceilings and original brick flooring.

**DININGROOM: (14' 4" x 12' 5")**

Window and doorway to front, radiator, large inglenook fireplace, BT point, storage cupboard and carpet to floor.

**SITTING ROOM: (14' 7" x 9' 7")**

Window to front, radiator, carpet to floor and opening to Lounge.

**LOUNGE: (19' 2" x 15' 0")**

Glazed window to front, large inglenook fireplace with bread oven, radiator, television point, carpet to floor. Second staircase to Bedroom One.

**STUDY: (14' 7" x 9' 7")**

Window to front, fireplace, BT point, door to front and carpet to floor.

**KITCHEN: (12' 10" x 6' 0")**

Glazed window to front, range of bespoke wooden framed kitchen units with granite work surfaces incorporating a ceramic butlers sink with central mixer tap. Oil fired 'Sandyford' range cooker with electronic timer for the heating and cooking, integrated dishwasher, radiator, flagstone flooring and smooth ceiling. Door to Pantry.

**PANTRY:**

A selection of shelving, space for washing machine and quarry tiled flooring.

**CLOAKROOM:**

Window to rear, LLWC, wash hand basin, part panelled walls and radiator, tiled flooring and smooth ceiling.

**BATHROOM:**

Opaque window to rear, single shower, 'Crapper' WC, wash hand basin, roll top bath, part panelled walls, limestone flooring and sunken spotlights.

**FIRST FLOOR ACCOMMODATION**

**MASTER BEDROOM: (19' 0" x 14' 10")**

Windows to front, radiators, carpet to floor and vaulted ceiling.

**BEDROOMTWO: (14' 5" x 12' 7")**

Windows to front, radiator, fireplace and carpet to floor.

**BEDROOMTHREE: (14' 4" x 9' 6")**

Window to front, radiator, carpet to floor, door to bedroom one.

**EXTERIOR:**

**FRONT:**

Gated access to front and rear gardens, pathway to front garden, which is landscaped with lawn, shrubs and a Magnolia tree.

**REAR GARDEN:**

The large landscaped rear garden is home to an abundance of trees Magnolia, Victoria plumb, pear trees and an array of planting. There is a blue limestone patio area, a pond, outside lighting fitted, three outside taps and access gate to side.

**DRIVEWAY AND PARKING:**

There is a double Oak cart shed with separate power and water plus storage space, a gravel driveway with five bar gate onto the lawn.

**AGENTS NOTES:**

For further information please contact Hamilton Piers on (01376) 341141.

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