

# DANIEL BREWER

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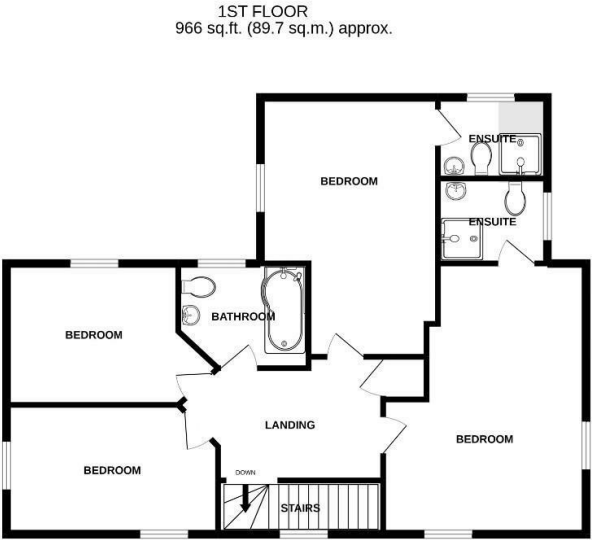
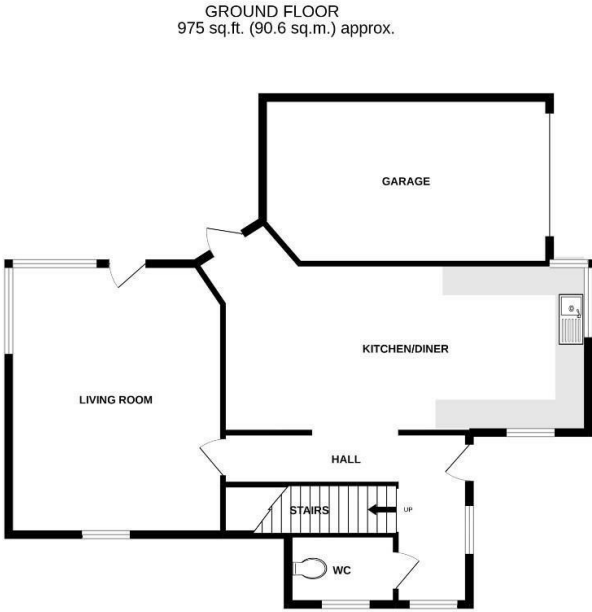
LARCHWOOD HOUSE, GREAT SALING, BRAINTREE  
**OFFERS OVER £800,000**





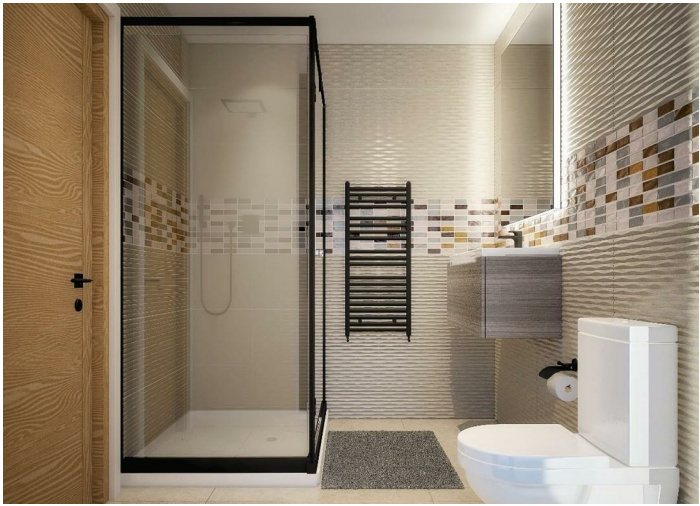
LARCHWOOD HOUSE  
GREAT SALING  
BRAINTREE

Located on a quiet country lane with views over open green space in the popular village of Great Saling is this contemporary four bedroom detached country home boasting approximately 2,000 Sq. Ft of accommodation. The ground floor accommodation comprises:- lounge, kitchen/dining room, cloakroom and entrance hall. On the first floor are four bedrooms with two en-suites, family bathroom and balcony. Externally the property benefits from an integral garage, ample driveway parking and wraparound gardens.



TOTAL FLOOR AREA : 1941 sq.ft. (180.3 sq.m.) approx.  
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Specification

Brief Walk Around

Enviably and uniquely situated within an Idyllic lane opposite Great Saling St James Church. A green belt and conservation location with a delightful, green outlook.

A stylish and thoughtfully designed, detached family country home of some 2000sq ft.

Accommodation comprises; Spacious lounge with double aspect aluminium glazed patio doors and picture screen window. Kitchen/Diner with striking fully fitted “Crown Imperial” kitchen in Furore Cashmere and Alumina & Copper and Bosch appliances.

Impressive Entrance hallway looking up to the Galleried Landing and stunning vaulted ceiling. Downstairs Guest Cloakroom. 20ft Garage with Boiler/Comms room.

To the first Floor: Vaulted and galleried landing. Four double bedrooms with Double Aspect Master bedroom suite featuring En-Suite Shower room, Glazed door out to the glazed balcony with lovely green belt views. Bedroom 2 also with en-suite shower room. Further family bathroom.

Kitchen

Crown Imperial Kitchen in Furore Cashmere and Alumina Copper

Quartz working surfaces & upstands

Integrated Bosch appliances

Designer hot water tap

Franke sink & taps

Feature LED lighting

Soft close doors & drawers

Under unit feature LED lighting

En-Suites & Bathroom

Three Contemporary styled bath and shower rooms with Grohe Fittings and designer tiling.

Wall mounted wash hand basin with vanity drawer below

Wall mounted LED vanity mirrors

External Finishes

Finished With Impressive Charred Larch Elevations.

Shou-sugi-Ban Charred Larch

Zinc Roof

External Lighting

Balcony to the principal bedroom suite With Laminated Glass balustrading And Stainless Steel handrail

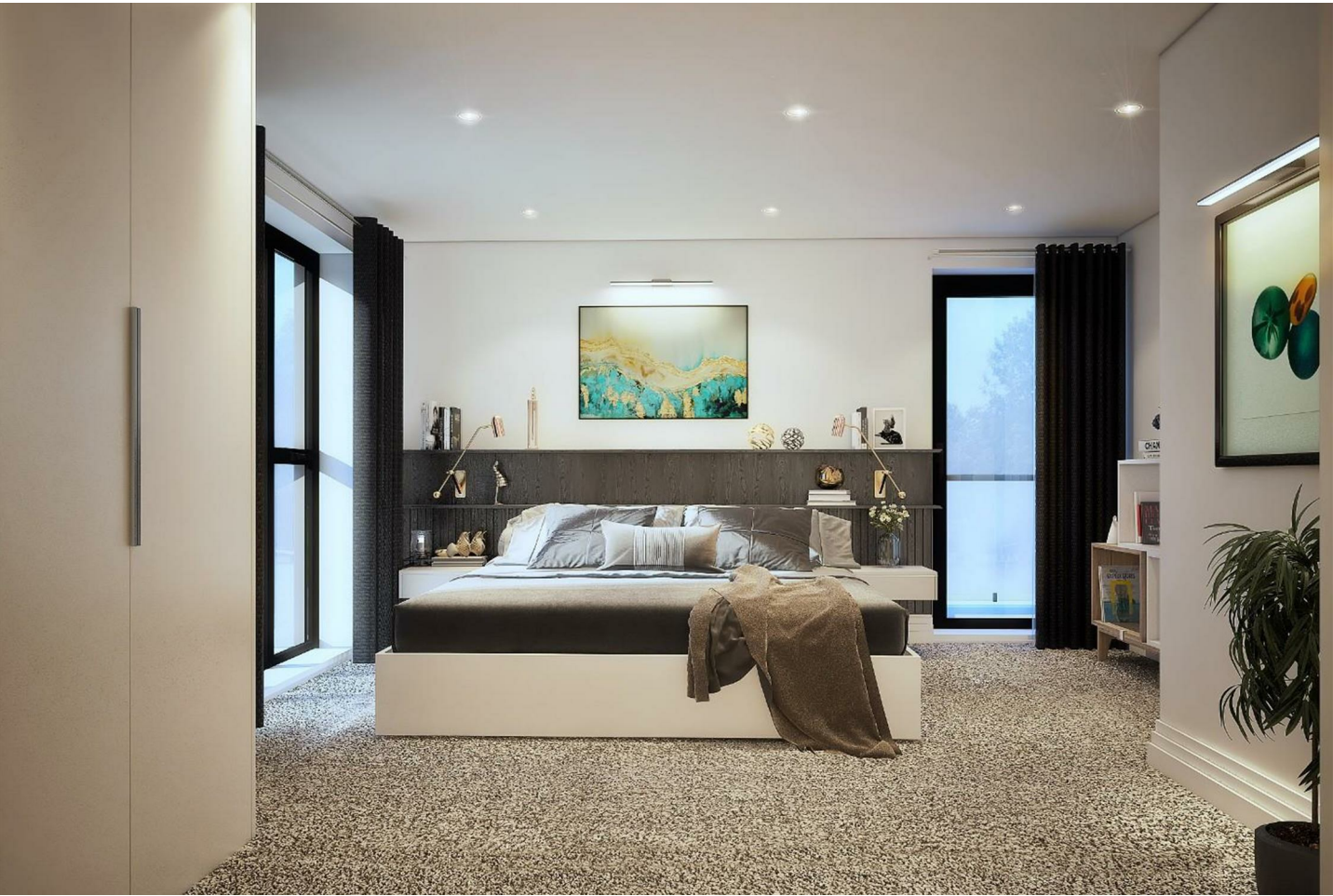
Enclosed rear garden with lawn & mature perimeter planting

Landscaped grounds surround the property to all sides with Resin bound driveway providing ample parking.

Agents Notes

Please note the images have been computer generated and are for illustrative purposes only. The CGI's have been architecturally designed to provide an accurate reproduction of the intended finished house, however some could be subject to change as/if necessary.

- Four Bedrooms
- Detached New Build Country Home
- Contemporary Living Style
- Wraparound Gardens
- Integral Garage With Driveway Parking
- Finished With Impressive Charred Larch Elevations.
- High Specification Finish
- Two En-Suites & Family Bathroom
- Lounge & Kitchen/Dining Room
- 10 Year Home Proof Warranty







Glass shower enclosures

Wall & floor tiles

Electric heated towel rails

**Heating & Water**  
Underfloor heating throughout the ground floor controlled with wireless programmable room thermostats.

Heated towel rails and radiators in all first floor bath / shower rooms.

Individual radiators to first floor.

Air Source Heat Pump

**Electrical**  
Cat 6 network cabling

LED light fittings throughout.

LED downlighting throughout with feature pendants to areas.

Shaver sockets to bath / shower rooms.

Mains operated smoke & carbon monoxide detectors

External feature lighting

BT final connection available on request once final provider has been chosen.

Multi comms sockets to all rooms

LED feature lighting

Wiring Provided For Alarm system/CCTV provided

**Doors & Windows**  
Black aluminium double glazed windows & doors

Complimentary wraparound glazed screens & patio doors

External Windows Fitted With Low E Glass

**Floor & Decorative Finishes**  
Wide Guage 20mm Engineered Oak and Tiled Flooring finishes

