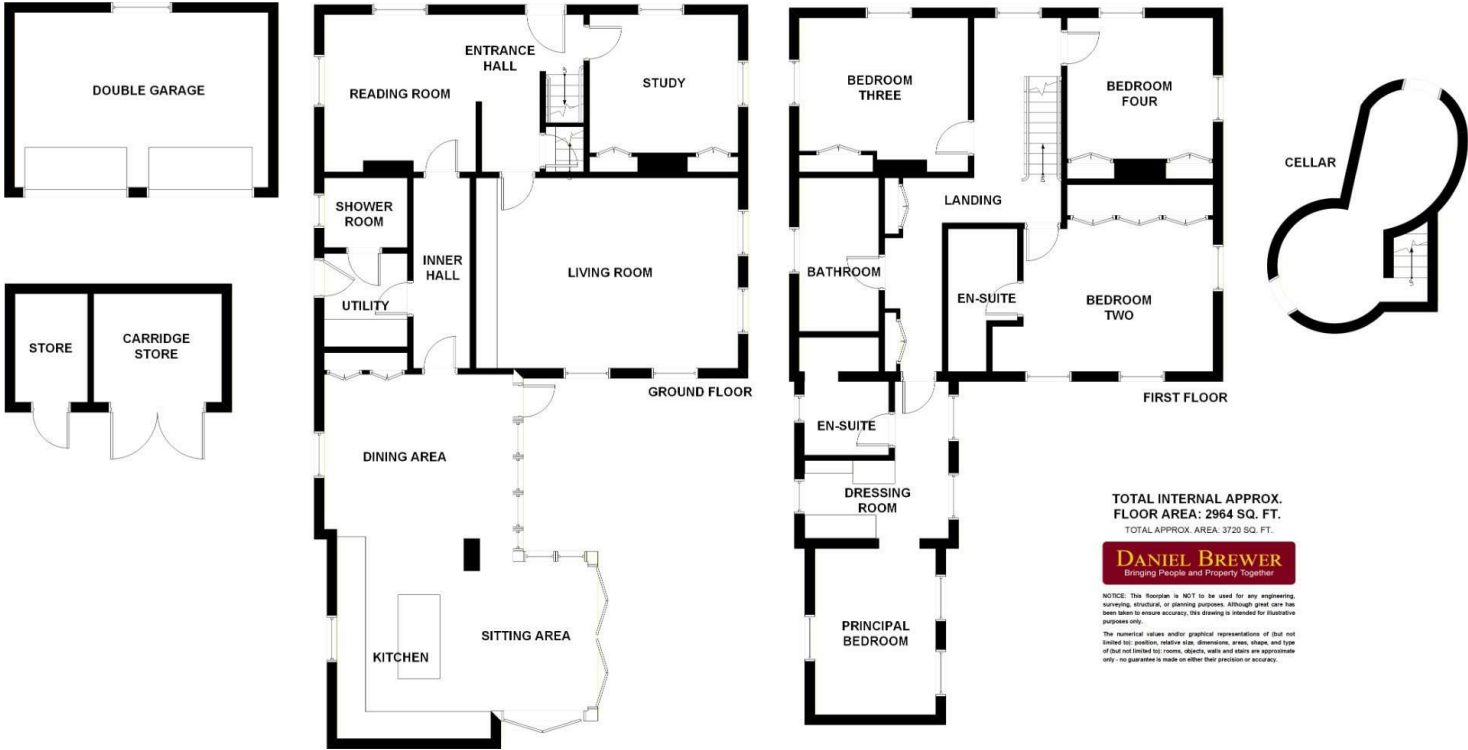




Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

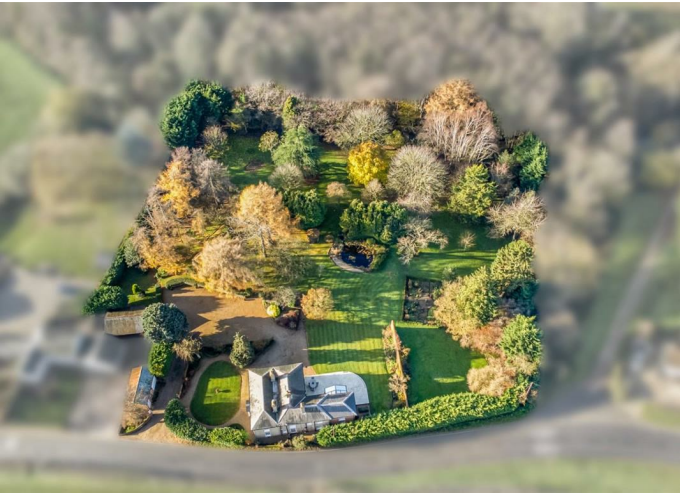
Daniel Brewer

51 High Street
Great Dunmow
Essex, CM6 1AE

Telephone • 01371 856585
Website • www.danielbrewer.co.uk
E-mail • info@danielbrewer.co.uk

BRAN END, STEBBING

£1,450,000



BRAN END STEBBING

We are pleased to bring to the market The Malt House, a stunning Grade II listed home dating back to the late 18th century. This characterful property blends historical charm with modern living across two spacious floors.

The ground floor comprises a versatile reading room, study, and living room, leading to a spectacular open-plan kitchen, dining, and sitting area. A utility room and cloakroom complete the accommodation.

The first floor hosts four bedrooms, including a principal suite with a dressing room and en-suite. A second bedroom also benefits from an en-suite, alongside a separate family bathroom.

Set within three acres of breathtaking grounds, the exterior features a double garage, outbuildings, a walled garden, and a pond. The mature gardens include rare specimen trees and a sunken garden, offering total privacy.

Situated in Bran End, Stebbing, the home enjoys a rural setting with easy access to Great Dunmow, Felsted School, and major commuter links via the A120 and M11.





particularly wonderful magnolia grandiflora. Behind the first hedge it opens out into a beautiful expansive area of grass with a variety of young and mature specimen trees including beech, acer, Norwegian maple, oak and ash, sloping down to a delightful 'dell' to the south west. At the rear there is a dense hedge of trees and shrubs with a gate which leads to a grass pathway which slopes away to the neighbouring farmer's woodland.

Double Garage & Driveway Parking

The property is approached via a gravel drive leading to a double garage and parking area for a number of cars.

Location

The Malt House is situated in the rural hamlet of Bran End, in a delightful stretch of countryside to the north of the village of Stebbing, which has a community run general store, public house and a church. Further shopping and recreational facilities are provided nearby in Great Dunmow and Braintree. There are a number of schools in the area including a primary school at Stebbing, a secondary school at Great Dunmow and a public and preparatory school in Felsted. For the commuter there is access out onto the A120 at Great Dunmow which links with the M11 to the west and there are train stations at Bishop's Stortford, Stansted Airport, Witham and Chelmsford.



- **Grade II Listed Detached Home**
- **High Specification Fitted Finish**
- **Study & Reading Room**
- **Utility Room & Shower Room**
- **Principal Suite with Dressing Room**
- **Family Bathroom & Two En-Suites**
- **Traditional Charm**
- **Beautiful Forested Gardens**
- **Double Garage & Plentiful Driveway Parking**
- **Approximately Three Acres**

Entrance Hall/Reading Room

Entrance via timber door, sash single glazed window to front & side aspect, log burner, wood wall panelling, stairs rising to first floor landing, stairs to cellar, oak flooring, ceiling mounted light fixtures, various power points. Doors to: Study, Living Room & Inner Hall.

Study

12'1" x 11'9" (3.7m x 3.6m)
Single glazed sash windows to front & side aspect, access to storage cupboards, open fireplace with marble surround, oak flooring, wall mounted cast iron radiator, ceiling mounted light fixture, various power points.

Living Room

21'7" x 15'5" (6.6m x 4.7m)
Single glazed sash windows to rear & side, open fireplace with marble hearth and timber mantel, various inbuilt storage units, four cast iron wall mounted radiators, oak flooring, wall mounted light fixtures, various power points.

Inner Hallway

15'1" x 4'7" (4.6m x 1.4m)
Porcelain tiled flooring, inset spotlights, various power points. Door to: Open Plan Kitchen/Dining/Sitting Area, Utility Room.

Utility Room

7'10" x 6'10" (2.4m x 2.1m)
Single glazed door to side aspect, various base and eye level units, space for washing machine & tumble drier, bespoke seating area, porcelain tiled flooring, inset spotlights, various power points. Door to: Shower room.

Shower Room

Single glazed window to side aspect, three-piece bespoke suite, low level WC, wall mounted wash hand basin with separate taps, walk-in wet room shower with rainfall head, wall mounted heated towel rail, fitted storage unit, porcelain tiled flooring, partially tiled walls, inset spotlight, extractor fan.

Open Plan Kitchen/Dining/Sitting Area

27'2" x 20'8" (8.3m x 6.3m)
Double glaze Panoramic aluminium windows to various garden aspects, two sets of bi-folding doors to rear & side aspects, double glazed door to side aspect, single glazed timber sash windows to side aspect, various base and eye level units with quartz work surfaces, double unit butler sink with boiling water mixer tap, carved drainer unit, integrated bin, bespoke pantry cupboard, integrated fridge freezer, integrated Siemens dishwasher, two fan NEF ovens, island unit with five ring Seimens induction hob, electrically actuated extractor fan, Nef microwave oven, breakfast bar seating for four people, underfloor heating, porcelain tiled flooring, bespoke fitted storage units, inset spotlights, ceiling mounted light fixtures, various power points.

First Floor Landing

Single glazed window to side aspect, carpeted stairs, access to loft, inbuilt storage cupboards, wall mounted radiator, carpeted flooring, inset spotlights, ceiling mounted light fixture, various power points. Doors to Bedrooms Two/Three/Four, Principal Suite & Family Bathroom





Bedroom Three

14'1" x 13'1" (4.3m x 4.0m)
Single glazed windows to front & side aspect, integrated wardrobes, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points, TV point, cat6 network cabling.

Bedroom Two

17'8" x 15'1" (5.4m x 4.6m)
Single glazed sash timber windows to rear, single glazed sash timber window to side aspect, range of bespoke fitted wardrobes, wall mounted cast iron radiator, carpeted flooring, ceiling mounted light fixture, various power points.

En-Suite

Three-piece suite, low level WC, feature vanity unit with Neptune bowl and separate taps, wet room shower with glass screen & rainfall head, wall mounted heated towel rail, partially tiled walls, ceramic tiled flooring, wall mounted light fixtures, inset spotlights, shaver port, extractor fan.

Bedroom Four

13'5" x 12'1" (4.1m x 3.7m)
Single glazed sash windows to front & side aspects, integrated wardrobes, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Family Bathroom

Single glazed timber sash window to side aspect, four-piece suite, low level WC, vanity wash hand basin with separate taps and low level storage, roll top bath with shower and separate taps, walk-in wet room shower with glass screen and rainfall head, wall mounted heated towel rail, ceramic tiled flooring, wall mounted light fixtures, inset spotlights, extractor fan,

Principal Bedroom

13'5" x 9'10" (4.1m x 3.0m)
Single glazed timber sash windows to both side aspects, wall mounted radiator, carpeted flooring, inset spotlights, various power points.

Dressing Area

11'9" x 12'9" (3.6m x 3.9m)
Single glazed timber sash windows to side aspects, vertically aligned radiator, vanity table, range of bespoke wardrobe storage space, carpeted flooring, inset spotlights, various power points.

En-Suite

Single glazed timber sash window to side aspect, three-piece suite, low level WC, his & hers vanity wash hand basins with low level storage & mixer taps, walk-in wet room shower with rainfall head, wall mounted heated towel rail, splash back tiling, ceramic tiled flooring, wall mounted light fixtures, extractor fan.

Grounds

Adjacent to the garage is a brick outbuilding housing a wood store, oil tank and a stable/small garage. Approximately three acres of beautiful grounds, created by the owner, are a particular feature of the property. A gate at the front of the house leads to an oval shaped lawn surrounded by a gravel path and box-hedging partly enclosed by a low brick wall. To the rear, a stone paved terrace opens out onto a lawn area which slopes down to a pond. A forested area to the left of the pond displays a rare, beautiful Davida Involuciata (dove tree/pocket handkerchief tree). The covered well has an electric pump and provides all the water for the garden. To the side, behind a high red brick feature wall, is a further area of lawn enclosed by a high evergreen hedge. This area has over stocked herbaceous borders and leads into a sunken garden overlooked by a

