

# DANIEL BREWER



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## Daniel Brewer

51 High Street  
Great Dunmow  
Essex, CM6 1AE

Telephone • 01371 856585  
Website • [www.danielbrewer.co.uk](http://www.danielbrewer.co.uk)  
E-mail • [info@danielbrewer.co.uk](mailto:info@danielbrewer.co.uk)



**BAKERS FARM LANE, BLACKMORE END, BRAINTREE  
OFFERS OVER £1,150,000**



## BAKERS FARM LANE BLACKMORE END BRAINTREE

Set within on a quiet countryside lane is this well presented six bedroom detached family home located just outside the tranquil village of Blackmore End. The property offers wraparound gardens, double bay cart lodge and driveway parking for several vehicles. In brief the accommodation on the ground floor comprises: entrance hall, study, dining room, lounge, open plan kitchen/living area, inner hallway, cloakroom and utility room. The first floor provides a few dressing areas for the bedrooms with five double bedrooms and one single bedroom, en-suite facilities provided for the Principal & Bedroom Two, and a family bathroom. The property benefits from a wealth of traditional features with exposed timbers and brick built fireplaces throughout. Externally the property has wraparound laid to lawn gardens with a private pool and country side views.





#### **Bedroom Six**

10'5" x 9'2" (3.2m x 2.8m)

Double glazed timber window to side aspect, wall mounted radiator with timber cover, carpeted flooring, ceiling mounted light fixture, various power points.

#### **Gardens**

The landscaped garden is a standout feature, thoughtfully designed for both relaxation and entertaining. A heated swimming pool sits at the centre of a generous paved terrace, complete with a slide and ample space for sun loungers. Adjacent is a large, raised hot tub—ideal for unwinding year-round.

Two sleek, modern pergolas create shaded spots for outdoor dining and lounging, one housing a fully equipped bar and barbecue area. Beyond the terrace, a large expanse of lawn provides room for children to play, with a climbing frame and swings tucked neatly into the far corner. The space is private, fully enclosed, and bordered by mature trees and hedging.

#### **Double Carport & Driveway Parking**

Detached timber double carport, stone shingle driveway parking with up to six vehicles.

- **Detached Family Home**
- **Six Double Bedrooms**
- **Open-Plan Kitchen/Living Area**
- **Lounge & Separate Dining Room**
- **Utility Room & WC**
- **En-Suite & Dressing Room Facilities**
- **Private Swimming Pool & Amenities**
- **Sizeable Gardens with Various Patios**
- **Driveway Parking for Eight Vehicles**
- **Double Timber Cart Lodge**

#### **Entrance Hall**

20'0" x 8'2" (6.1m x 2.5m)

Timber door to front aspect, double glazed UPVC window to front aspect, stairway to first floor landing, access to under stairs storage, wall mounted radiator, mat flooring inlay, oak flooring, wall mounted light fixture, various power points. Doors to: Kitchen/Breakfast Room.

#### **Study**

13'1" x 11'9" (4.0m x 3.6m)

Double glazed timber window to front aspect, skylight, various base and eye level units with quartz worksurfaces over, Rangemaster classic deluxe 100 five ring induction hob and combination double oven with grill with extractor fan overhead, inset ceramic sink with mixer tap, low level Bosch combination oven, integrated Beko dishwasher, full range of kitchen units with low level integrated freezer, exposed timbers, brick flooring, ceiling mounted light fixtures, various power points.

#### **Dining Room**

19'8" x 17'8" (6.0m x 5.4m)

Double glazed timber window to front & side aspects, brick-built fireplace with log burner, exposed timbers, brick flooring, ceiling mounted light fixtures, various power points. Door to: Kitchen/Living Area, Double Doors to: Lounge.

#### **Lounge**

20'4" x 16'8" (6.2m x 5.1m)

Double glazed timber French doors to side aspect, double glazed timber windows &

French doors to rear, brick built feature electric fireplace with timber lintel and brick heart, exposed timbers, wall mounted radiator with timber cover, oak flooring, wall mounted light fixtures, various power points. Opening to: Kitchen/Breakfast Room.

#### **Kitchen/Living Area**

32'5" x 15'5" (9.9m x 4.7m)

Double glazed timber French doors and windows to rear aspect, double glazed aluminium bi-folding doors to side aspect, skylight, various base and eye level units with quartz worksurfaces over, Rangemaster classic deluxe 100 five ring induction hob and combination double oven with grill with extractor fan overhead, inset ceramic sink with mixer tap, low level Bosch combination oven, integrated Beko dishwasher, full range of kitchen units with low level integrated freezer, exposed timbers, brick flooring, ceiling mounted light fixtures, various power points.

Double glazed timber window to rear aspect, various base level units with worksurfaces over with three spaces for washers/driers, single unit stainless steel sink with mixer tap and drainer units, access to fuse board, wall mounted radiator, engineered oak parquet flooring, inset spotlights, various power points.

#### **Inner Hallway**

14'1" x 4'7" (4.3m x 1.4m)

Door to garden/side aspect, wall mounted radiator, parquet timber flooring, inset spotlights, various power points. Doors to: Utility/WC.

#### **WC**

Low level WC, vanity wash hand basin with mixer tap and splashback tiling, flint feature wall, engineered oak parquet flooring, inset spotlights, extractor fan.

#### **Utility Room**

10'2" x 5'6" (3.1m x 1.7m)

Double glazed timber window to rear aspect, various base level units with worksurfaces over with three spaces for washers/driers, single unit stainless steel sink with mixer tap and drainer units, access to fuse board, wall mounted radiator, engineered oak parquet flooring, inset spotlights, various power points.

#### **First Floor Landing**

Double glazed timber window to front aspect, carpeted floor with timber bannister, access to loft, exposed timbers, wall mounted radiator with timber cover, oak flooring, inset





spotlights, various power points. Doors to: Family Bathroom, Bedroom four. Opening to Dressing/Study Area, Hall.

#### Hall

9'2" x 6'10" (2.8m x 2.1m)  
Access to storage/airing cupboard, exposed brickwork, carpeted flooring, ceiling mounted light fixture. Doors to: Bedroom Two, Bedroom Five.

#### Bedroom Two

19'0" x 14'5" (5.8m x 4.4m)  
Double glazed timber Velux window to side aspect, double glazed timber window to rear, range of bespoke wardrobes, wall mounted radiator with timber cover, carpeted flooring, integrated Fujitsu air conditioner, inset spotlight, various power points, TV point. Door to: En-Suite

#### En-Suite

Double glazed timber window to side aspect, three-piece suite, Lefroy Brooks low level WC, Lefroy Brooks pedestal wash hand basin with separate taps, tile enclosed corner shower with rainfall head and sliding glass door, wall mounted heated towel rail, partially wood panelled walls, porcelain tiled flooring, inset spotlight, extractor fan.

#### Bedroom Five

13'5" x 9'2" (4.1m x 2.8m)  
Double glazed timber window to side aspect with internal timber shutters, wall mounted radiator with timber cover, carpeted flooring, inset spotlights, various power points.

#### Bedroom Four

14'1" x 10'2" (4.3m x 3.1m)  
Double glazed timber window to front & side aspect, wall mounted radiator with timber cover, carpeted flooring, inset spotlights, various power points, TV point.

#### Family Bathroom

Double glazed timber Velux windows to front aspect, Lefroy Brooks low level WC, Lefroy Brooks pedestal wash hand basin with separate taps, tile enclosed bath with glass screen and rainfall head, wall mounted heated towel rail, exposed timbers, timber panel walls,

porcelain tiled floors, inset spotlights, extractor fan.

#### Dressing/Study Area

10'9" x 10'9" (3.3m x 3.3m)  
Range of storage/wardrobing units, wall mounted radiator with timber cover, exposed timbers, carpeted flooring, inset spotlights,

various power points. Door to: Principal Bedroom. Opening to: Landing Two.

#### Principal Bedroom

18'8" x 13'1" (5.7m x 4.0m)  
Double glazed timber windows to front & side aspects, access to eaves storage, access to dressing area with inbuilt wardrobes, exposed timbers, carpeted flooring, inset spotlights, various power points. Door to: En-Suite

#### En-Suite

Double glazed timber Velux windows to rear aspects, three-piece suite, low level WC, vanity wash hand basin with separate taps, tile enclosed shower, engineered oak parquet flooring, inset spotlight, extractor fan.

#### Landing Two

9'2" x 3'7" (2.8m x 1.1m)  
Eaves wardrobe storage, carpeted flooring, inset spotlights, various power points. Doors to: Bedroom Three, Bedroom Six.

#### Bedroom Three

16'0" x 11'5" (4.9m x 3.5m)  
Double glazed timber windows to rear & side aspect, access to eaves storage wardrobes, wall mounted radiator with timber cover, inset spotlights, various power points.

