



Total area: approx. 105 sq. metres (1130.2sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

**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.

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THE STREET, GREAT SALING, BRAINTREE, ESSEX, CM7 5GY

£550,000





THE STREET  
GREAT SALING  
BRAINTREE  
ESSEX  
CM7 5GY

Nestled in the charming village of Great Saling, Braintree, this exquisite barn conversion presents a unique opportunity to own a piece of countryside elegance. Set within a private development of just seven country homes, this former stable has been thoughtfully transformed into a delightful residence that seamlessly blends period features with modern comforts.

The property boasts a spacious layout, all conveniently situated on one level. Upon entering, you are welcomed by an L-shaped entrance hall. Leading to a generous living room, perfect for relaxation and entertaining. Adjacent to this, the dining room provides an inviting space for family meals and gatherings. The well-appointed kitchen is designed for functionality, making it a joy for any home cook.

This home features three well-proportioned bedrooms, including a principal suite complete with en-suite facilities, ensuring privacy and comfort. An additional dressing room adds to the appeal, providing ample storage and space for personal belongings. A family bathroom serves the other bedrooms, offering convenience for guests and family alike.

Outside, the property is equally impressive. The double bay cart lodge provides secure parking with additional driveway parking, a rare find in such a tranquil setting. The enclosed front and rear gardens offer a peaceful retreat, ideal for enjoying the fresh air or hosting outdoor gatherings.

This barn conversion is not just a home; it is a lifestyle choice, offering the perfect blend of rural charm and modern living. With its idyllic location and thoughtful design, this property is sure to attract those seeking a serene yet stylish country home.







- Three Bedrooms
- Converted Former Stables
- Private Complex Of Seven Properties
- Double Bay Cart Lodge & Additional Parking
- Front & Rear Gardens
- Two Receptions
- Kitchen
- Dressing Room & En-Suite
- Family Bathroom
- Idyllic Location

#### Entrance Hall

Accessed via stable door, radiator with cover, power points, wood effect flooring, doors to.

#### Dining Room

18'8" x 9'2" (5.69m x 2.79m)

Full height windows to front aspect, window to rear aspect, French doors to the garden, wood effect flooring, radiator, power points, door to sitting room, opening to.

#### Kitchen

12'4" x 6'6" (3.76m x 1.98m)

Window to rear aspect, base and eye level units with solid wood working surfaces over, inset sink with drainer unit, freestanding cooker with extractor over, space for fridge/freezer, space for washing machine, space for tumble dryer, radiator, inset spotlights, power points, part tiled walls, wood effect flooring., cupboard housing water softener, door to entrance hall.

#### Living Room

19'2" x 12'5" (5.84m x 3.78m)

Full height windows to overlooking the rear garden, French doors leading to the garden, wood burning stove, radiator, T.V point, power points, door to.

#### Principal Bedroom

18'8" x 11'4" (5.69m x 3.45m)

Window to rear aspect, full height windows to rear aspect, French doors leading to the garden, window to front aspect, radiator, T.V point, power points, opening to.

#### Dressing Room

A range of fitted wardrobes, radiator, inset spotlights, power points, door to.







**En-Suite**

Velux window to front aspect, Velux window, enclosed bath with mixer taps & shower attachment, wash hand basin with vanity units, W.C, radiator, shaver point, radiator, part tiled walls.

**Bedroom Two**

10'8" x 9'1" (3.25m x 2.77m)  
Window to rear aspect, radiator, power points.

**Bedroom Three**

9'2" x 8'6" (2.79m x 2.59m)  
French doors leading to the garden, radiator, power points.

**Family Bathroom**

Two semi-circular windows to front aspect, velux window, enclosed bath with mixer taps & shower attachment, wash hand basin with vanity units below, W.C, radiator, shaver point, inset spotlights, part tiled walls.

**Double Bay Cart Lodge & Parking**

To the front of the property is a double bay cart lodge with pitched roof for storage, power and lighting. The property further benefits from a block paved parking space and two wood stores.

**Gardens**

To the front of the property is an enclosed garden with a generous patio area with a lawn section. The garden further benefits from a variety of mature shrubs, flower beds and a summer house. A paved pathway leads to the front stable door and a double gate provides access to the driveway. To the rear of the property is an enclosed garden with mature hedging, various vegetable plots and decorative shingle.

