

DANIEL BREWER

51 High Street
Great Dunmow
Essex, CM6 1AE

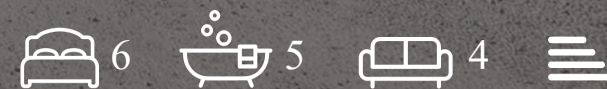
Telephone • 01371 856585

Website • www.danielbrewer.co.uk

E-mail • info@danielbrewer.co.uk



7 BACK LANE, CAMBRIDGE, CB22 7RF
OFFERS OVER £2,900,000





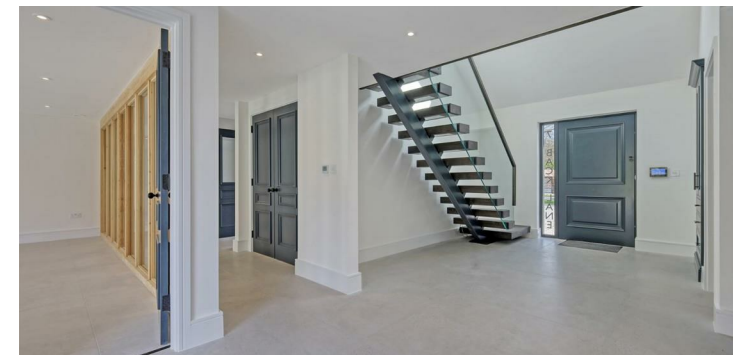
7 BACK LANE

CAMBRIDGE, CB22 7RF

- Six Bedroom Detached New Build Country Residence
- Approximately One Acre
- Approximately 6,000 Square Feet Of Accommodation
- Handcrafted Fixtures & Fittings
- Air Conditioning, MHVR Air Circulation System & Air Source Heat Pump
- Landscaped Gardens With Established Woodland
- Double Bay Cart Lodge With Gated Driveway Parking
- Home Office/Studio With Kitchen & Shower Room
- Underfloor Heating Throughout, Intercom Security System & Solar Panels With Battery Storage
- 10 Year New Build Warranty

Set within approximately an acre off a private lane in the picturesque village of Barrington is this stunning six bedroom detached new build country home offering approximately 6,000 Square Feet of luxury accommodation. The property provides a modern living style with bespoke handcrafted fittings and high specification finishes. The house has been meticulously constructed and designed with energy efficiency at the forefront of the build. Externally the property is approached via electric double gates providing access to the generous driveway & double bay cart lodge. To the rear is a beautifully landscaped garden with a detached home office/studio benefitting from a fitted kitchen and shower room.

OFFERS OVER £2,900,000



Main House

Accessed via a bespoke handcrafted front door is an expansive entrance hall with bespoke fitted furniture, individual staircase and bi-folding doors leading to the rear garden. Accessed via the entrance hall is the magnificent kitchen/dining/family room with a vaulted ceiling with exposed timbers, an abundance of natural light and a handmade kitchen with Miele appliances. The vaulted cinema room has been fitted with surround sound and the provisions for a cinema screen. A door from the cinema room leads to the L-shaped utility room/boot room with a handmade fitted bench seat and utility room. The plant room is accessed off the utility which houses all the internal systems for the property. Double doors lead to the lounge with internal full height windows and double doors leading to the rear garden. An additional reception room is accessed via double doors benefitting from a vaulted ceiling, feature fireplace with inset wood burning stove and a large window to front aspect. A stunning inner walkway with full height windows overlooking the garden provides access to the sleeping quarters. All five double bedrooms situated on the ground floor benefit from en-suite facilities with upmarket sanitary ware and feature lighting. The vaulted principal bedroom overlooks the rear garden with full height glass and double doors leading onto a patio area. A bespoke built dressing room is ideally located off the principal bedroom alongside a luxury en-suite with twin basins, freestanding bath and a walk-in shower. Conveniently placed off the entrance hall is a well-fitted downstairs cloakroom. The modern individual staircase provides access to a galleried landing offering a flexible and usable space. The first floor offers an additional bedroom with its own walk-in wardrobe.

Home Office/Studio

The detached home office/studio provides a multipurpose area with an abundance of natural light and has been built to the exact standards of the main home. The rear benefits from its own independent kitchen, shower room and heating system. The double bi-folding doors provide wonderful views over the established grounds and bring the garden into the room. A raised composite decked area wraps around the building offering its own private seating areas away from the main home.

Grounds

To the rear of the property is an expansive sandstone patio spanning across the entire rear of the property and can be access by several doors to the rear. The remainder of the garden is lawn with a variety of mature trees and flowers. The bottom of the garden is a well established woodland area. The garden provides a private and peaceful setting to appreciate the splendour of the outdoors. Two additional outbuildings are located to either sides of the garden and hidden away from the view of the property.

Double Bay Cart Lodge With Gated Driveway

To the font of the property is modern style double bay cart lodge with gated driveway parking for several vehicles. The large driveway is accessed via estate style gates with brick pillars and is enclosed by estate fencing. The remainder of the frontage is lawn with various mature trees and shrub borders.

Specifications

Air Conditioning

MHVR Air Circulation System

Air Source Heat Pump

Handcrafted Bespoke Joinery Throughout

Surround Sound Speaker System In Specific Rooms

Underfloor Heating Throughout

Intercom Security System

Solar Panels With Battery Storage

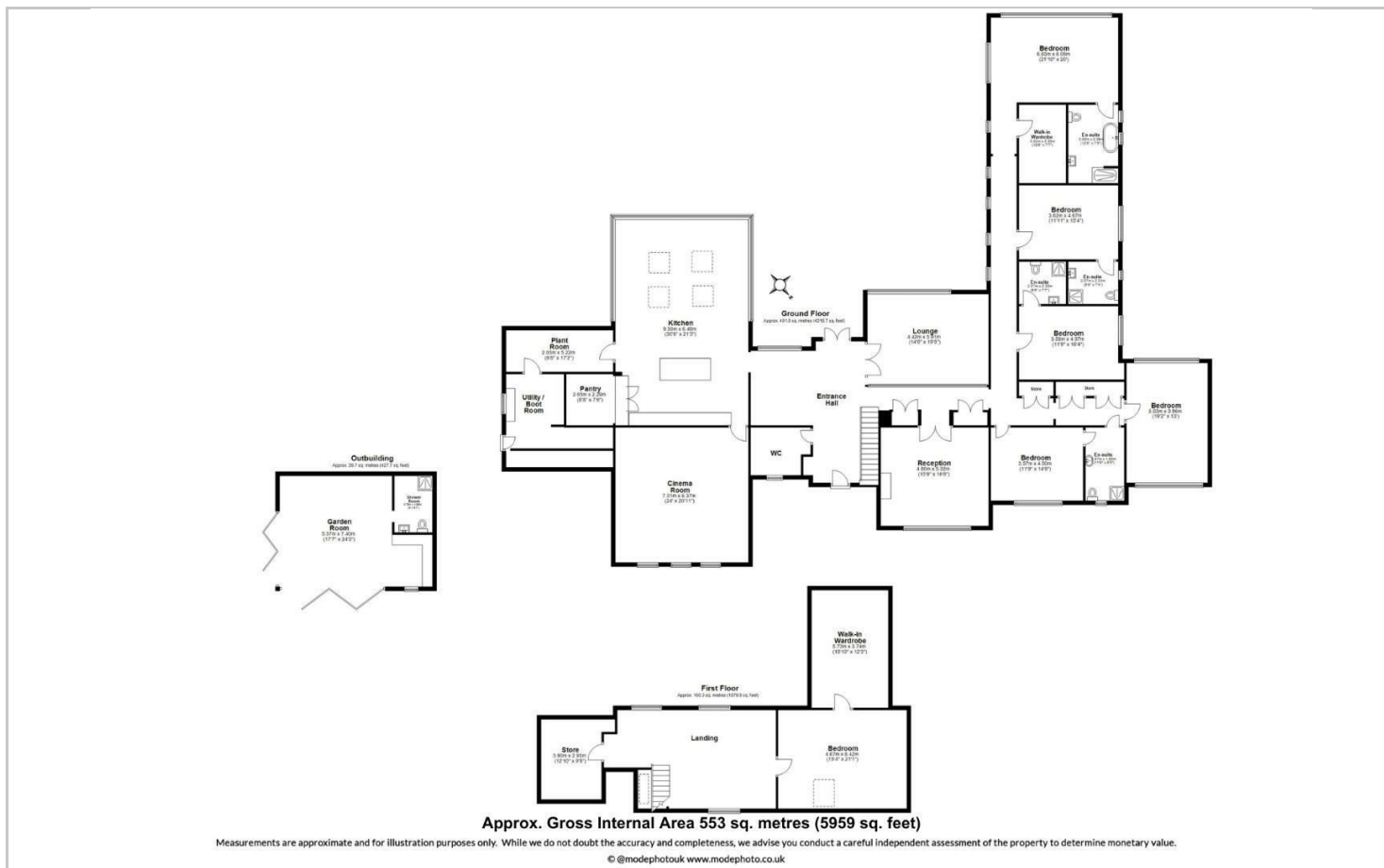
Miele Appliances

Walk-in Pantry

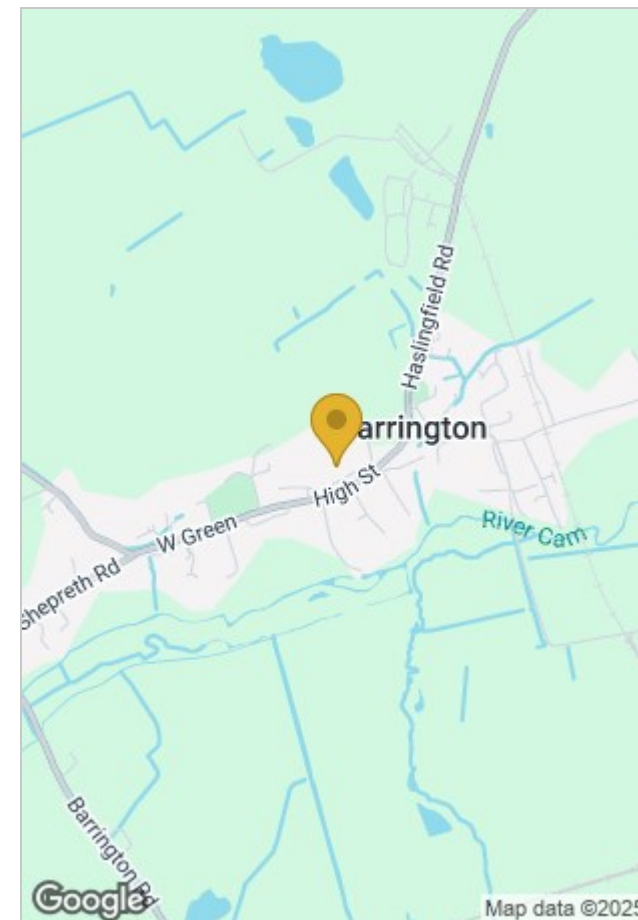
Estate Fencing With Electric Double Gates & Brick Pillars



Floor Plans



Location Map



Viewing

Please contact our Great Dunmow Office on 01371 856585
if you wish to arrange a viewing appointment for this property or require further information.

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 firm's 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