



PRESTIGE & VILLAGE

UK's finest properties

BUDLEIGH COTTAGE, HALL ROAD, PANFIELD, CM7 5AW

An opportunity to purchase this charming and immaculately presented 4 bedroom, 4 reception room Victorian country home in an idyllic rural setting. This beautiful home has been much improved by the present owners and offers generous accommodation over 2000sq ft that includes a large lounge with doors to the rear garden, sitting room, snug, study, luxury kitchen, utility room, 4 double bedrooms, family bathroom and En-suite shower room. The property is complimented by large landscaped rear gardens backing on to open paddocks and has a large gravel driveway. There is the added benefit of a cellar. Located in the heart of the Essex countryside with a village pub and church, Panfield is also just a short drive from the larger towns of Great Dunmow & Braintree.





- Charming Cottage
- Victorian
- Four Bedrooms
- Four Reception Rooms
- Two Bathrooms
- Large Garden
- Village Location
- Kitchen/Breakfast Room







SITTING ROOM

14' 9" x 12' 3" (4.27m 2.74m x 3.66m 0.91m)

LOUNGE

19' 8" x 10' 5" (5.79m 2.44m x 3.05m 1.52m)

KITCHEN/BREAKFAST ROOM

20' 5" x 10' 2"

UTILITY ROOM

11' 6" x 6' 6" (3.35m 1.83m x 1.83m 1.83m)

STUDY

18' 8" x 11' 9" (5.49m 2.44m x 3.35m 2.74m)

WC

SNUG

10' 9" x 9' 0" (3.05m 2.74m x 2.74m 0.00m)

MASTER BEDROOM

10' 2" x 9' 10" (3.05m 0.61m x 2.74m 3.05m)

DRESSING AREA

10' 11" x 10' 9" (3.05m 3.35m x 3.05m 2.74m)

BEDROOM TWO

14' 5" x 7' 11"

EN SUITE

10' 5" x 2' 11" (3.05m 1.52m x 0.61m 3.35m)

BEDROOM THREE

11' 11" x 11' 1" (3.35m 3.35m x 3.35m 0.30m)

BEDROOM FOUR

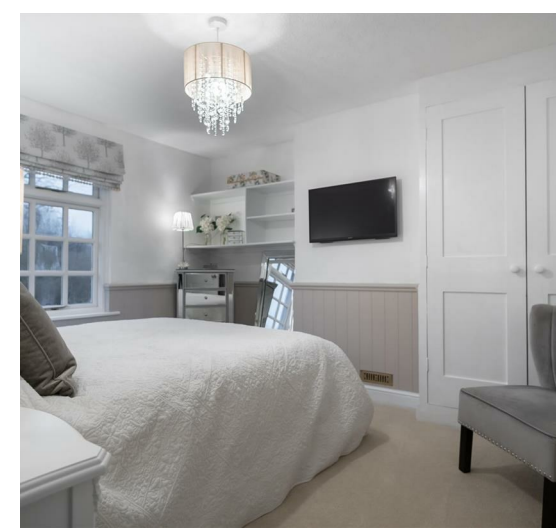
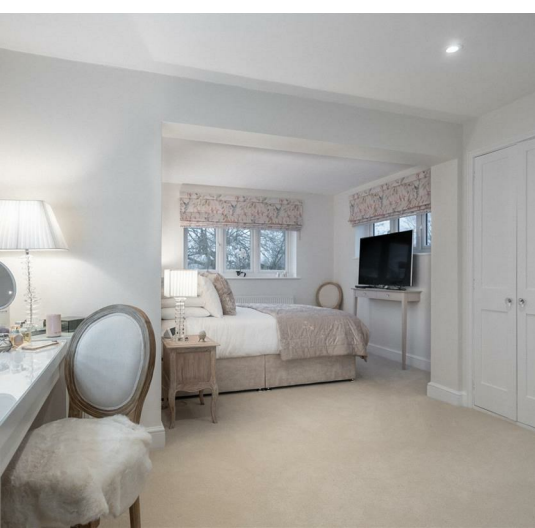
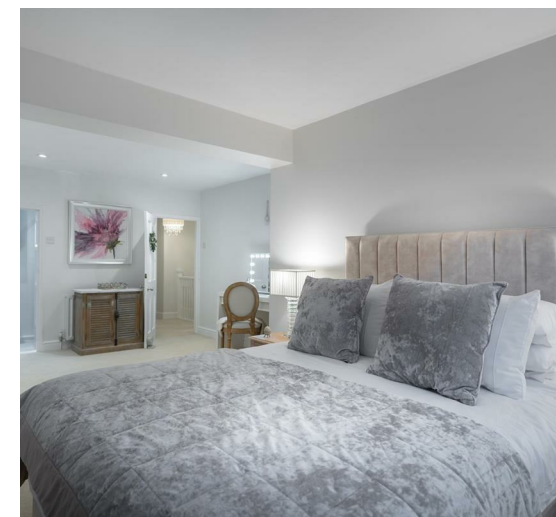
15' 7" x 8' 3" (4.57m 2.13m x 2.44m 0.91m)

BATHROOM

10' 5" x 7' 2" (3.05m 1.52m x 2.13m 0.61m)

CELLAR

12' 3" x 11' 5" (3.66m 0.91m x 3.35m 1.52m)





Braintree
Band E

Energy Efficiency Rating		Current	Potential
Why energy efficient - lower running costs			
91-100	A		
81-90	B		
71-80	C		
61-70	D		
51-60	E		
41-50	F		
1-40	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Why environmentally friendly - lower CO ₂ emissions			
91-100	A		
81-90	B		
71-80	C		
61-70	D		
51-60	E		
41-50	F		
1-40	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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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