



Little Stocks Queenborough Lane, Rayne, Braintree, Essex, CM77

£1,200,000

- Executive home
- Two en suites and two further bathrooms
- Wine cellar
- Four bedrooms
- Large gardens
- Viewing recommended
- Stunning hand made kitchen
- Generous driveway and double garage
- Electric gates to driveway

Little Stocks Queenborough Lane, Braintree CM77 6TB

Philip James Estates are proud to offer for sale this luxury executive property which benefits from having generous family living accommodation including lounge, dining room, family room and luxury Davonport bespoke kitchen and bathroom. To the ground floor there is also a Spiral wine cellar and store room. Four bedrooms to the first floor with two having their own en suites together with a family shower room. Large enclosed rear garden overlooking countryside, to the front there is a double garage with ample off road parking for numerous cars. Viewing is highly recommended to appreciate this property,



Council Tax Band: F



Entrance Hall

Composite front door part glazed leading to an impressive entrance with porcelain tiles to floor, with underfloor heating, vaulted ceiling with 2 ceiling lights, radiator, doors to :-

Dining Room

18'10" x 18'5"

Two double glazed windows to front and side aspect, porcelain tiled wood effect flooring, two radiators with feature covers, door to :-

Utility Room

9'8" x 6'6"

Double glazed window to side aspect, base and eye level units, one and half bowl sink with mixer tap set, tiled splash back, plumbed for washing machine and space for tumble dryer, storage cupboard. Tiled floor to compliment , double glazed door given access to side .

Fitted Kitchen

20'3" x 18'4"

Two double glazed windows to the front aspect, handmade Devonport fitted kitchen which includes built in electric oven, microwave, hob, extractor hood over and dishwasher, (all Miele make). Underfloor heating, two radiators, porcelain floor tiles, inset spot lights to compliment. Large island with raised breakfast bar, open to :-

Lounge

22'0" x 17'8"

This impressive lounge with double glazed windows and French doors leading to the rear garden. German engineered wooden flooring, two radiator, wall lights and inset ceiling lights to compliment. Feature fire place with stone with oak mantle, gas fired wood burner.

Store Room

8'11" x 7'0"

Range of drawers and cupboard providing ample storage space, porcelain tiled underfloor heating, inset lighting to compliment

Family Room

19'3" x 11'10"

Bi fold doors to rear garden, two roof lanterns providing an abundance of natural light to flood into the area. Porcelain tiles to floor with underfloor heating, wood burner inset lights to compliment. Built in Spiral wine cellar which is temperature controlled with glass opening (which does allow you to walk on it). Door to :-

Downstairs Bathroom

Double glazed window to front aspect, low level WC, wash hand basin with mirror with concealed lighting, corner bath, separate shower cubicle. Heated towel rails, fully tiled walls and floor to compliment together with inset ceiling lights.

Stairs to First Floor

Stairs to first floor landing which is mezzanine style, radiator with cover, leading to :-

Bedroom One

22'0" x 14'8"

Two double glazed windows to side aspect, range of bespoke Devonport luxury built in wardrobes, drawers and storage units. bedside cabinets, feature radiator. Double glazed French doors leading to private balcony providing views over countryside. Door to :-

En suite

Velux window to rear aspect, low level WC, wash hand basin inset to vanity unit with drawers and cupboards, heated mirror. Walk in double shower, tiled walls and floor to compliment

Second Landing

Two double glazed windows to rear aspect, radiator, inset ceiling lighting, doors to :-

Bedroom Four

10'3" x 9'0"

Double glazed window to front aspect

Shower Room

Double glazed Velux window to rear, low level WC, wash hand basin inset to vanity unit, enclosed heated towel rail, enclosed shower cubicle. Tiled floor to compliment.

Bedroom Three

12'3" x 10'11"

Double glazed windows to rear and front aspects, radiator.

Bedroom Two

14'11" x 12'4"

Double glazed windows to rear and front aspects, radiator, door to :-

En Suite

Double glazed window to rear aspect, low level WC, wash hand basin inset to vanity units, enclosed shower cubicle, tiled floor, inset lighting to compliment

Rear Garden

A gardeners delight this maintained plot which has shrubs and a mature Willow tree. The manicured lawns with automatic sprinkler system have far reaching views over countryside. There is a large patio area leading from the family room which enhances the indoor / outdoor living, with power connected to the outside. To the side of the property there is a large garden shed and storage areas including the oil tank for the central heating.

Front Garden

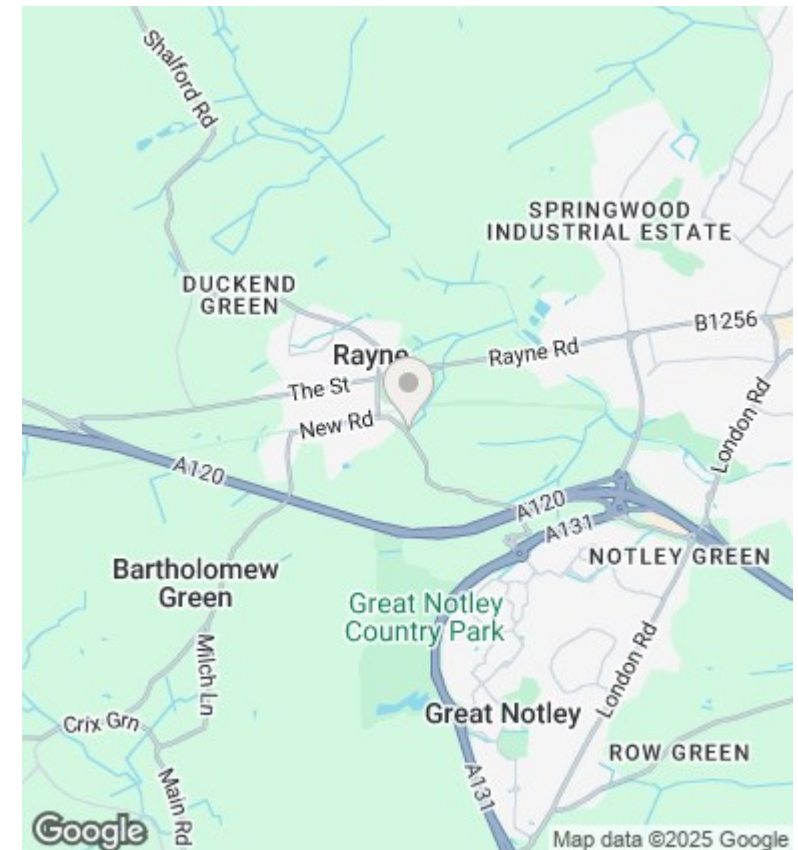
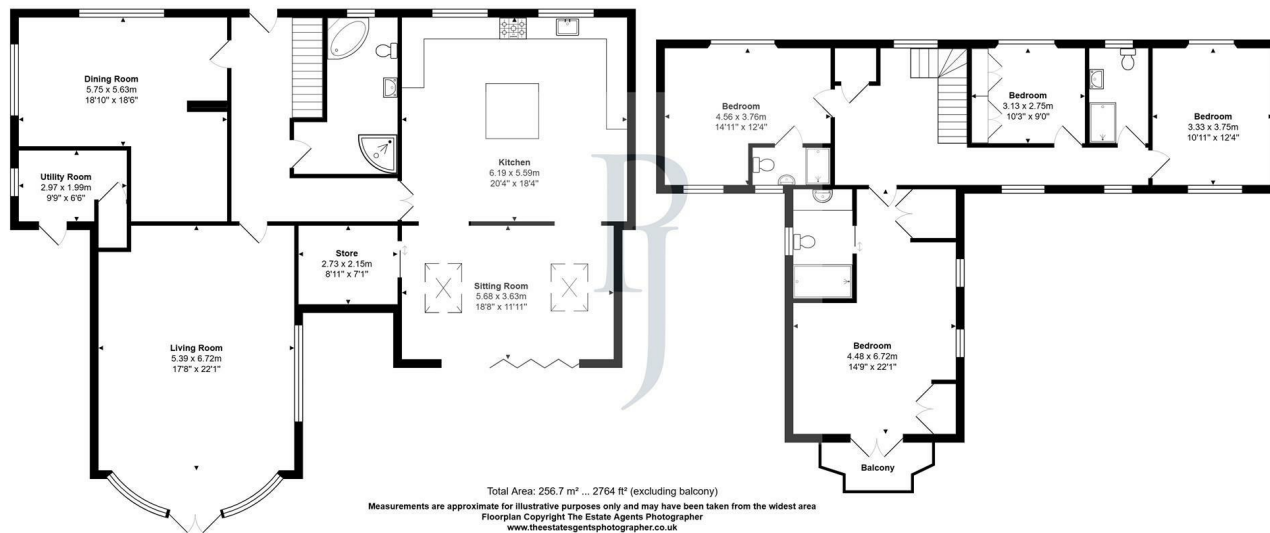
The property is approached by electric gates leading to a large block paved driveway giving ample parking for numerous cars with lawned borders.

Garage

Detached double garage with power and light connected and loft storage area.







Directions

Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		