



Sunningdale, Rectory Road, Stisted, Essex

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# Sunningdale Rectory Road, Stisted, Essex, CM77 8AL

Beautifully presented five bedroom detached new build

Braintree train station (London Liverpool Street 60 minutes) 4.1 miles, Coggeshall 4.2 miles, Witham train station (London Liverpool Street 45 minutes) 8.7 miles, Sudbury 13 miles, A12 (J23) 8.2 miles, Stansted Airport 19.4 miles, M11 (J8) 21 miles

Reception hall | Drawing room | Kitchen | Family room | Dining room | Utility | Study | Cloakroom  
Principal bedroom with en suite shower room  
4 Further bedrooms | 3 Further en suites  
Family bathroom | EPC Rating B

Garden with golf course views | Impressive oversized garage | Driveway

## The property

An impressive five bedroom new build property offering uninterrupted views across the Essex countryside and local golf course.

The house is of a modern contemporary design and finished with elevated ceiling heights and underfloor heating. Internally it offers versatile living and enjoys over 4000 square feet of accommodation. Upon arrival, the grand vaulted full height reception hall greets you as you enter this wonderful family home. The ground floor has a natural flow, enjoying three generous reception rooms, including a formal drawing room with open fireplace and bi-folding doors to the rear, cloakroom and utility room. The open plan kitchen/family/dining room is finished to an exceptional standard, with LED dimmable lighting, ample worktops, storage cupboards and a central island/breakfast bar within the kitchen area. As we move towards the rear of the

kitchen, the family/dining area is directly behind with double bi-folding doors offering views across the rear garden and Stisted Golf Course.

The spacious first floor mezzanine landing overlooks open fields and offers access to the principal bedroom with en suite shower room and dressing room. A Juliet balcony with French Doors provides natural light into this room and overlooks the golf course. Four further bedrooms, two en suites and family bathroom are also available on this floor. All bedrooms enjoy beautiful uninterrupted views either over the Essex countryside or local golf course.

## Outside

A substantial driveway to the front of the property allows for off road parking for a number of vehicles. The impressive oversized garage is equipped with two electric doors. Access is available to the side of the property, with the rear garden enclosed with fence panelling. A full width entertaining patio lies to the rear of the property, with uninterrupted views across the local golf course.

## Location

Stisted is a former winner of Essex Village of the Year and benefits from a secluded position in the unspoilt north Essex countryside with enviable access to London, Essex, Suffolk and Cambridgeshire. The highly ranked Academy Primary School (Stisted CoE) and St. Margaret's Nursery and Prep schools are close by. The property lies adjacent to Braintree Golf Club, which is set in the grounds of former Stisted Hall. Stisted residents benefit from extensive walks surrounded by a historic collection of rare trees. An expanse of footpaths connects to the nearby 2000 acre Monks Wood Estate in Pattiswick while Coggeshall and Braintree provide convenient access to supermarkets, retail outlets, restaurants and a cinema. Mainline train service to London Liverpool Street and at Stratford, The Elizabeth Line can be reached from Witham station (8.7 miles). Alternatively Braintree's branch line is also accessible and is 4.1 miles away.







Floorplans  
Main House internal area 3,513 sq ft (326 sq m)  
Garage internal area 501 sq ft (47 sq m)  
Total internal area 4,014 sq ft (373 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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## Directions

From the eastern edge of Braintree take the A120 (Coggeshall Road) and after a short distance turn left into Kings Lane signposted to Stisted. Continue along this lane, passing the Golf Club and then at the village centre turn left into Rectory Road. Pass the village hall on your left and continue for approximately 200 metres and the property can be found on your left. For navigation purposes use postcode CM77 8AL.

## General

**Local Authority:** Braintree

**Services:** Mains electricity, water and drainage. Grant Aeron3 air source heat pump. Underfloor heating to ground floor, radiators to upper floors.

**Council Tax:** H

**EPC Rating:** B

**Tenure:** Freehold

**Guide Price:** £1,425,000

## Chelmsford

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