

Saling Hall Lodge,
The Street, Great Saling

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An attractive three-bedroom detached property with scope for modernisation, set within secluded gardens in a desirable Essex village location.

The property
Saling Hall Lodge is a charming, detached house offering significant potential for renovation or development, set in a peaceful position within the village of Great Saling. The property retains several attractive original details, including patterned rendered elevations and exposed timber beams, while the reception rooms are light and airy, with views across the secluded gardens.

The principal reception room is the dual-aspect sitting room, which extends to 22ft and features a west-facing bay window and attractive open fireplace. Double doors connect the sitting room to the conservatory-style dining room, which has tiled flooring and tall panoramic windows overlooking the gardens, together with French doors opening onto the south and west-facing patio. The ground floor also includes a kitchen fitted with base and wall-level units, an integrated double oven, hob and extractor hood, as well as the family bathroom.

Upstairs are three double bedrooms, two of which benefit from built-in storage. Traditional décor throughout provides considerable scope for modernisation, while the property also offers potential for extension or redevelopment, subject to the necessary consents.

Outside, the wrap-around gardens feature areas of lawn, sunny patios, established border hedgerows and a variety of mature trees, with scope for further landscaping. A five-bar wooden gate at the entrance opens onto the gravel driveway and turning area, which leads to the detached double garage and workshop. The gardens provide a good degree of privacy and offer a pleasant outlook from the principal reception rooms, while the existing outbuildings and generous plot add further versatility to the property.

1,808 sq ft (168 sq m)
2 reception rooms
3 bedrooms
0.44 acre plot
Garage
Freehold
Village

Offers in excess of £650,000



Location
The picturesque village of Great Saling is surrounded by rolling Essex countryside between Braintree and Great Dunmow. The village features a parish church, a village hall and the celebrated Saling Hall with its beautiful gardens, while the neighbouring village of Stebbing provides a traditional pub and a primary school. The historic market town of Great Dunmow, six miles to the west, offers a broad range of everyday amenities including shops, restaurants, a supermarket and a medical practice, while Braintree to the east, provides comprehensive shopping and leisure facilities, including Braintree Village outlet centre.

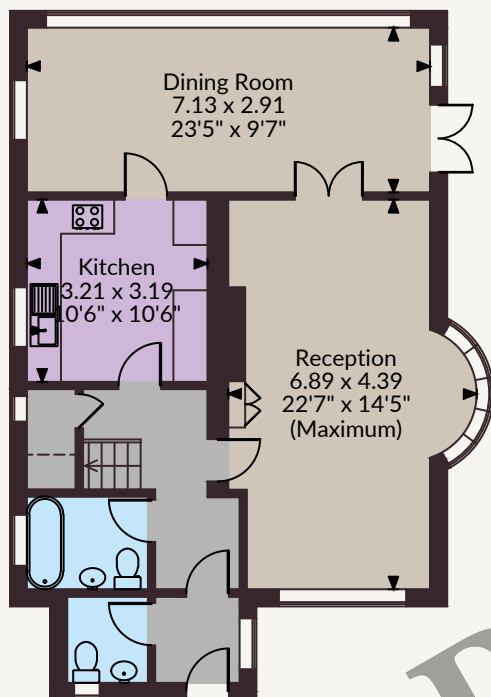
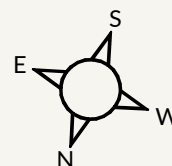
Independent schooling is well served, with Felsted School nearby and further options including New Hall School in Chelmsford. Transport links are excellent, with the A120 providing swift access to Stansted Airport and the M11, while Braintree station offers regular services to London Liverpool Street in under an hour.

Postcode region: CM7

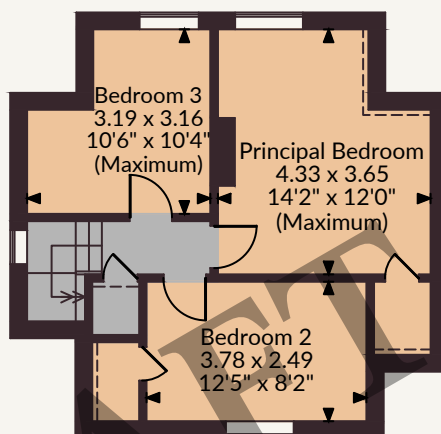
General
Local Authority: Braintree District Council
Services: Mains water and electric. Oil fired central heating. Main or private drainage??
Council Tax: Band G
EPC Rating: F
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Agents Note
The property is in the process of having some remedial works completed by the vendors current insurers. Full details of works available upon request from the vendors agent.

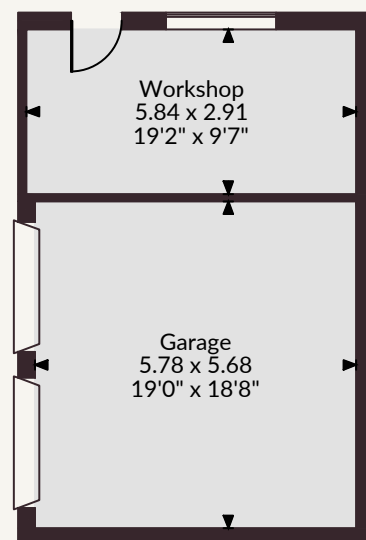
Saling Hall Lodge, The Street, Great Saling
 Main House internal area 1,272 sq ft (118 sq m)
 Garage internal area 353 sq ft (33 sq m)
 Workshop internal area 183 sq ft (17 sq m)
 Total internal area 1,808 sq ft (168 sq m)



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□□ Denotes restricted head height

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