

FOR SALE

1&2 Clapton Hall Dunmow, CM6 1JG

- A pair of semi-detached character cottages
- Large garden
- Off road parking
- Located just outside Dunmow
- Offered with no onward chain
- In need of refurbishment

DESCRIPTION

1&2 Clapton Hall comprises two semi-detached characterful cottages being sold together as a whole. In total, the cottages have six bedrooms between them. The cottages are in need of significant renovation.

The property was formerly one large dwelling (Clapton Hall) before being divided into two cottages. The layout would lend itself to reinstating the original form of the dwelling, should a buyer wish to do so. The sale therefore represents an exciting opportunity to refurbish the property either as two cottages or one large dwelling, subject to gaining the necessary planning and listed building consents.

The property sits in a large plot with a substantial garden and offroad parking to the side and front of the property. There is also a small garage adjacent to the property. The driveway to the property is currently shared with Clapton Hall Farm, although there is an opportunity to create a separate entrance for the property, directly from the road, subject to necessary consents.

The property is Grade II listed (listing entry 1372612).

LOCATION

The property is located along Clapton Hall Lane, to the south of Dunmow. Postcode: CM6 1JG

What3words location: ///essays.conclude.facelift



SERVICES

Mains water and electricity and oil central heating. Private Drainage.

EPC

The property is EPC exempt.

COUNCIL TAX

The cottages are currently rated separately for council tax and both fall under council tax band D.

LOCAL AREA

Dunmow is a popular market town with a range of facilities, amenities and services. It is also located just off the A120, providing excellent transport links to surrounding areas and further afield.

VIEWING

Viewing is available by prior appointment with the agents.

Contact: Misha Gaskin or Hester Himsworth

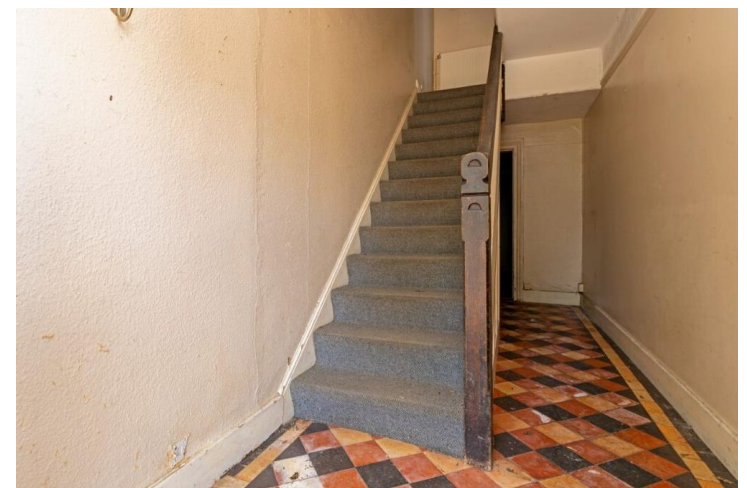
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DATE OF PARTICULARS:

August 2025.

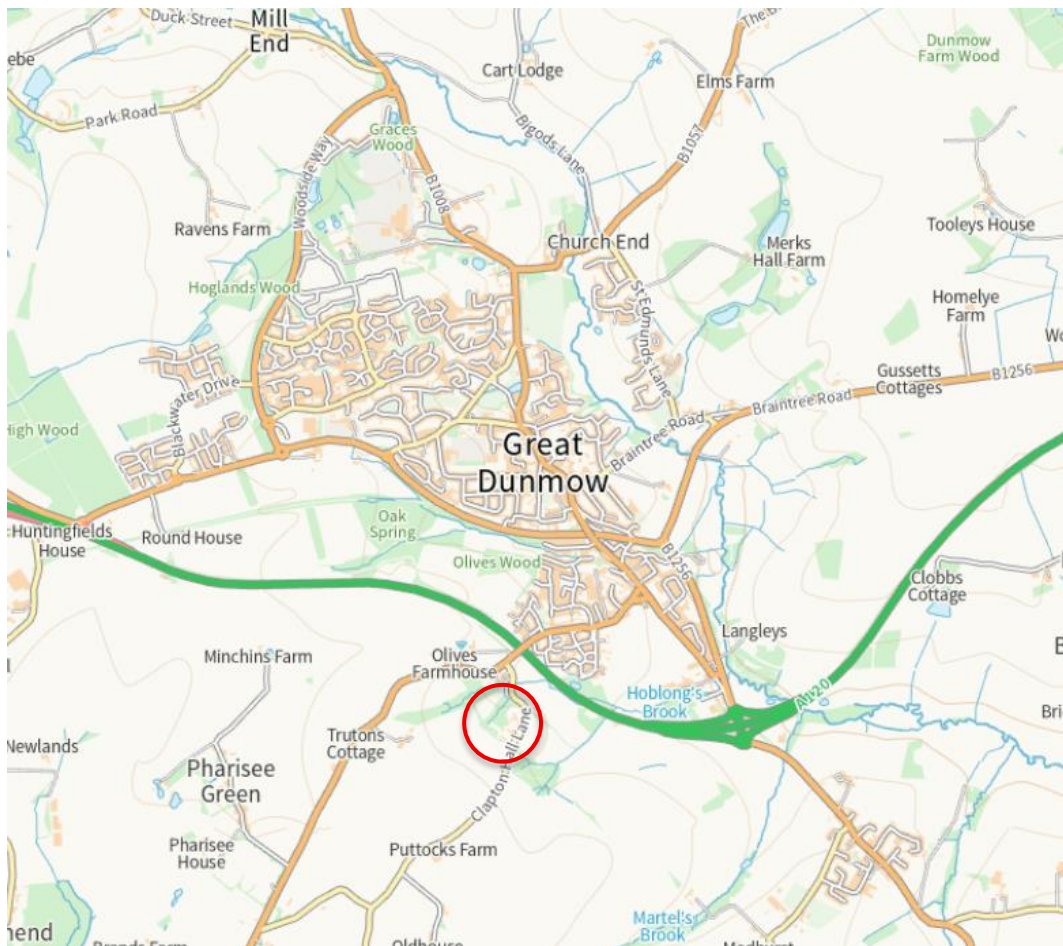


Clapton Hall Farm

Approximate Gross Internal Area = 3236 sq ft / 300.6 sq m
Garage = 170 sq ft / 15.8 sq m
Total = 3406 sq ft / 316.4 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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Particulars prepared August 2025.