



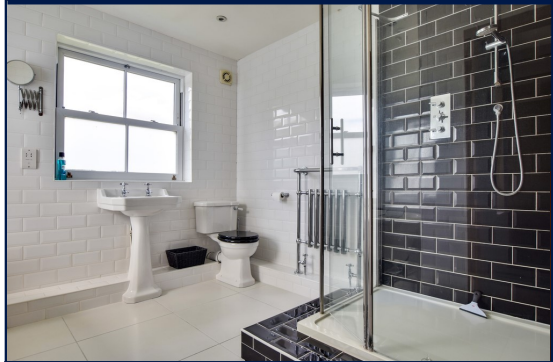
## LUBBERHEDGES LANE, STEBBING

GUIDE PRICE £560,000

- 3 BEDROOM SEMI-DETACHED
- CHARACTER PROPERTY
- FAR REACHING FARMLAND VIEWS
- KITCHEN BREAKFAST ROOM
- DINING ROOM
- LARGE LIVING ROOM
- PRINCIPLE BEDROOM WITH PANORAMIC VIEWS
- 4 PIECE FAMILY BATHROOM
- OFF STREET PARKING FOR NUMEROUS VEHICLES
- LARGE REAR GARDEN
- DETACHED OUTBUILDING

We are pleased to offer this 3 bedroom semi-detached characterful family home beautifully located with panoramic farmland views. The property comprises of a dining room with display fireplace, large living room, kitchen breakfast room and utility on the ground floor whilst upstairs offers two double and one single bedroom, dressing room and a 4 piece family bathroom. Externally, the front offers ample off street parking for numerous vehicles, a large lawned garden with detached outbuilding all with the aforementioned farmland views. A must view!





With solid oak panel and glazed front door opening into:

#### **Entrance Hall**

With wall mounted fuse board and meter, wall mounted radiator, inset ceiling down lighting, oak flooring, opening and door to rooms;

#### **Dining Room: 10'7" x 10'5"**

With uPVC sliding sash window to front and fitted shutters, feature display fireplace, ceiling lighting, exposed timber floor, wall mounted radiator, power points.

#### **Living Room 21'6" x 15'9"**

With French doors to side, ceiling lighting, wall mounted radiators, continuation of the oak flooring, TV, telephone and power points, oak staircase rising to first floor landing, twin doors opening into:

#### **Kitchen Breakfast Room 15'7" x 9'2"**

Comprising an array of eye and base level cupboards and drawers with complimentary solid oak block work surfaces and tiled splash back, under sunk butler sink with mixer tap above, freestanding three door oven with five ring stainless steel Calor gas hob and extractor fan above, housing for freestanding American twin door fridge freezer, inset ceiling down lighting, uPVC sliding sash windows to side and rear aspects with far reaching farmland views, one with fitted shutters, timber and glazed door to rear garden, terracotta tiled flooring, counter display lighting, array of power points, door to:

#### **Utility Room**

Comprising a matching array of eye and base level storage cupboards with solid oak block work surface, single bowl single drainer stainless steel sink unit with mixer tap, recess power and plumbing for both washing machine and dishwasher, freestanding oil boiler, window to rear, inset ceiling down lighting, power points, terracotta tiled flooring.

#### **First floor landing**

With window to side, access to loft, ceiling lighting, smoke alarm, wall mounted radiator, power point, fitted carpet, doors to rooms;

#### **Bedroom 1 – 13'2" x 12'6"**

With three uPVC sliding sash windows over two aspects offering panoramic farmland views, vaulted ceiling with exposed beams, inset ceiling down lighting, feature beam lighting, wall mounted radiator, TV and power points, fitted carpet.

#### **Bedroom 2 – 14'0" x 10'5"**

With uPVC sliding sash window to front and fitted shutters, ceiling lighting, feature display fireplace, wall mounted radiator, power points, exposed timber flooring.

#### **Bedroom 3 – 9'0" x 7'6"**

Currently displayed as a home office, with ceiling lighting, uPVC sliding sash window to rear with farmland views, wall mounted radiator, fitted carpet, power points.

#### **Internal Dressing Room – 7'6" x 7'1"**

Built-in surround wardrobing housing hanging rails and shelving, inset ceiling lighting, ceiling light well, wall mounted radiator, fitted carpet.

#### **Family Bathroom**

Comprising a four piece suite of freestanding roll top bath with claw and ball feet and mixer tap with shower attachment over, pedestal wash hand basin with twin taps, close coupled WC, a fully tiled and glazed oversized shower cubicle with integrated twin head shower, Victorian style chromium towel rail and radiator, full tiled surround, uPVC sliding sash window to front and side aspects, inset ceiling down lighting, extractor fan, electric shaving point, tiled flooring.

# OUTSIDE

The front of the property is approached by a large cobbled edged and shingle driveway supplying ample off street parking for at least four vehicles, with remaining frontage laid to lawn and enclosed by mature Hawthorn hedging and post and rail fencing, pathway leading to storm porch with front door and lighting within, five bar gate leading to;

## Rear Garden

Laid primarily to lawn and patio, all retained by post and rail fencing, with stunning far reaching farmland views, large storage shed with power and lighting, further outside lighting and water points can also be found.

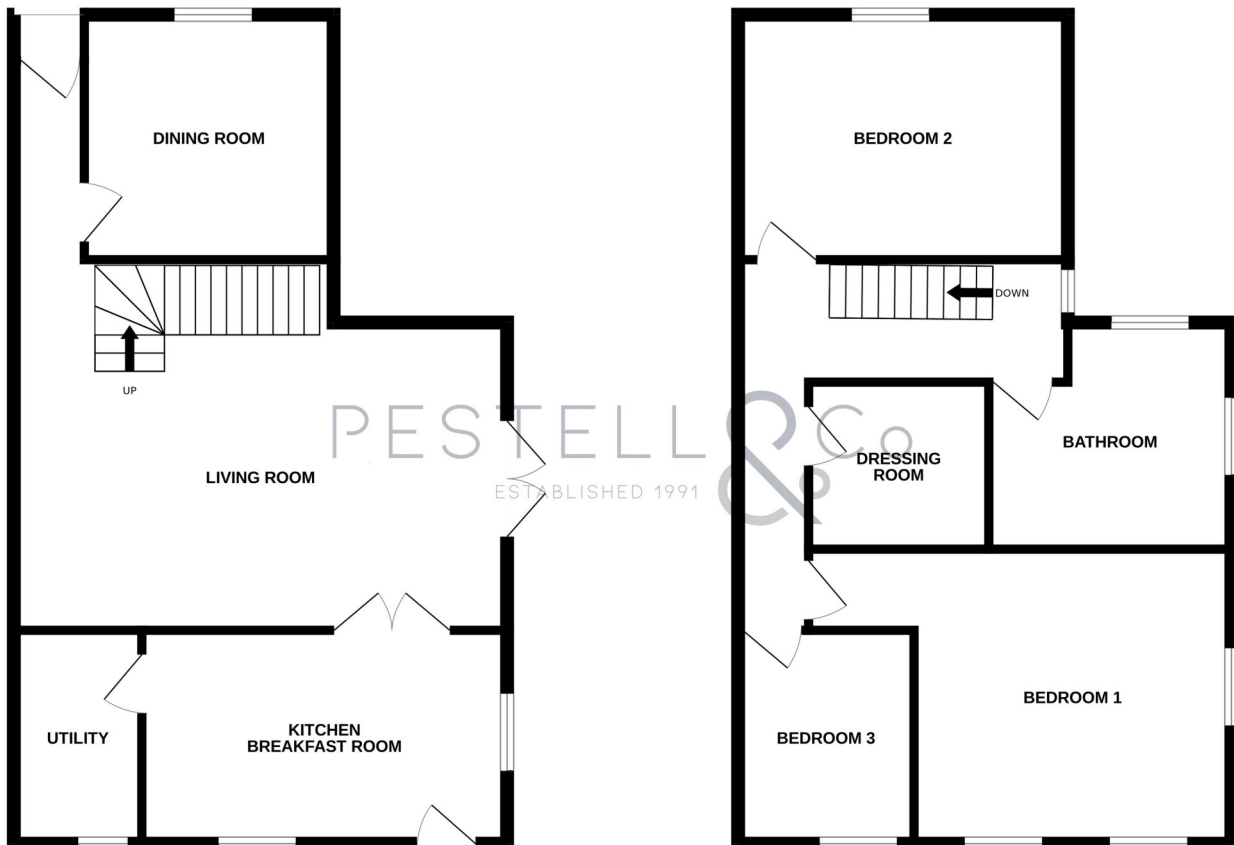


# DETAILS

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

## FLOOR PLAN



# GENERAL REMARKS & STIPULATIONS

Lubberhedges Lane is a remotely located property with stunning farmland and countryside views surrounding. The nearby village of Stebbing offers a Primary School, village store, pub and bowls club. Great Dunmow is a short drive away and offers a wider range of schooling for both Junior and Senior year groups, boutique shopping and recreational facilities along with access, via the A120, to the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, as well as the M11 giving easy onward access to London and the North.

## DIRECTIONS



## FULL PROPERTY ADDRESS

4 Whitehouse Farm Cottages, Lubberhedges Lane, Whitehouse Road, Stebbing, Essex CM6 3BY

## COUNCIL TAX BAND

Band D

## SERVICES

Oil fired central heating, private drainage, mains water

## LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER

**AGENTS NOTE:** The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

# PESTELL & Co

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Are you a developer looking for an agent to market or value your site?