

# PESTELL & Co

ESTABLISHED 1991



STORTFORD ROAD, DUNMOW

GUIDE PRICE – £1,450,000

- 5 BEDROOM DETACHED HOME
- LARGE WESTBURY ORANGERY
- HOME BAR AND GAMES ROOM
- INDOOR SWIMMING POOL COMPLEX
- SOUND-PROOF CINEMA ROOM WITH 102" SCREEN
- 3 RECEPTION ROOMS AND HOME OFFICE
- PRINCIPAL SUITE WITH TWO EN-SUITES AND DRESSING ROOM/BEDROOM 5
- TWO FURTHER EN-SUITE BEDROOMS
- PRIVATE ROOF TERRACE
- BLOCK-PAVED DRIVEWAY SUPPLYING PARKING FOR 4-6 VEHICLES
- PRIVATE WALLED AND TREE LINED REAR GARDEN

A substantial 5 bedroom executive detached family home with swimming pool complex. Comprising three reception rooms, a beautifully glazed Westbury Orangery with French doors to entertaining terrace and garden, games room with traditional bar, air conditioned sound-proof cinema room with 102" screen, kitchen breakfast room with separate utility, and home office all on the ground floor. The first floor offers a principal bedroom suite with two en-suites and a dressing room, two further bedrooms with en-suites, a family bathroom, and access to a large roof terrace. Externally the property boasts an electrically gated driveway entrance leading to a block-paved driveway supplying off-street parking for 4-6 vehicles with detached double garage, and a walled rear garden split into a variety of sections with entertaining patio, mature shrub and herbaceous borders, and ornate mature trees.





With oak composite panelled front door with panel and obscure glazed side lights opening into;

#### **Entrance Porch**

With ceiling lighting, tiled flooring and Georgian glazed door and side lights into;

#### **Entrance Hall**

With galleried stairs leading to first floor landing, windows with Georgian bath to both side aspects, wall mounted radiators, part-tiled and part-carpeted flooring, array of power points, ceiling lighting, understairs storage cupboard, doors to rooms.

#### **Family Room 16'1" x 15'10"**

With window to front, large glazed bay window to side, ceiling lighting, wall mounted radiators, power points, fitted carpet, ornate fireplace.

#### **Living Room 22'5" x 15'10" into bay**

With feature glazed bay window to side, ceiling lighting, ornate fireplace, oak engineered flooring, ceiling lighting, wall mounted radiators, TV and power points, glazed Georgian bar French doors and sidelights leading out to;

#### **Westbury Orangery 27'8" x 11'4"**

Beautifully glazed on two aspects with French doors leading out to entertaining terrace and garden beyond, ornate glazed roof lantern, inset ceiling downlighting, wall mounted radiators, power points, tiled flooring, archway through to;

#### **Kitchen Breakfast Room 22'7" x 13'9"**

Comprising an array of eye and base level cupboards and drawers with complimentary granite worksurfaces, island unit with matching units and worksurface with stainless steel under sunk sink unit and garbage disposal unit, pot wash style mixer tap over. A Lacanche range oven with stainless steel splashback and extractor hood above, inset ceiling downlighting, light well, recess and power for large fridge-freezer, integrated Miele microwave, under-counter wine cooler, inset ceiling downlighting, array of power points, wall mounted radiator, tiled flooring, glazed door through to;

#### **Utility Room**

With matching units and drawers, complimentary granite worksurface and splashback, under sunk stainless steel sink unit with under sunk stainless steel drainer, pot wash style mixer tap, recess power and plumbing for both dishwasher and washing machine, ceiling lighting, tiled flooring, door to;

#### **Games Room 28'2" x 12'9"**

An air conditioned games room arranged as a traditional bar with inset ceiling downlighting, half panelled walling, wooden flooring, wall mounted air conditioning unit, bar with shelving and power, wall mounted radiators with covers, power points, door to;

#### **Swimming Pool Complex**

Comprising of;

#### **Cloakroom**

With low level WC and integrated flush, vanity mounted wash hand basin with mixer tap, wall mounted chromium heated towel rail, full tiled surround, obscure window to side, extractor fan, ceiling lighting, tiled flooring.

#### **Shower Room**

Comprising a fully tiled and glazed shower cubicle with integrated shower, wall mounted chromium heated towel rail, full tiled surround, ceiling lighting, extractor fan, tiled flooring.

#### **Plant Room**

Comprising a Calorex Variheat boiler system, power and lighting.

#### **Indoor Swimming Pool**

Glazed on two aspects with an array of French doors leading out to entertaining terrace, ceiling lightwells, electric retractable pool cover, inset ceiling and wall mounted lighting, wall mounted radiator, tiled surround, CCTV.

#### **Inner Hallway**

With secondary spiral staircase to first floor, obscure glazed and panelled door to side, storage cupboard, cupboard housing wall mounted boiler, wall mounted radiator, fitted carpet, ceiling lighting, doors to rooms, further media cupboard and door to;

### **Cloakroom**

Comprising a low level WC with integrated flush, wall mounted wash hand basin with mixer tap, obscure window to side, ceiling lighting, half-tiled surround, wood effect flooring, wall mounted radiator.

### **Cinema Room 18'7" x 11'2"**

An air conditioned sound-proof cinema room with retractable overhead projector, 102" screen, 5 electric reclining chairs, inset ceiling downlighting, fitted carpet.

### **Dining Room 16'6" x 15'2"**

With large Georgian bar window to front, ceiling lighting, wall mounted radiator, wall mounted lighting, power points, ornate fireplace, fitted carpet.

### **Home Office**

With built-in desk and storage, ceiling lighting, fitted carpet, array of power points, glazed georgianbar French doors and sidelights leading back out to orangery.

### **First Floor Galleried Landing**

With lightwell ceiling lighting, wall mounted radiators, fitted carpet, doors to rooms.

### **Airing Cupboard**

With pressurised hot water cylinders and slatted shelves, further linen storage cupboard with water softener.

### **Principal Bedroom Suite**

With bedroom area measuring 14'1" x 11'11", with large window overlooking rear garden, built-in wall-to-wall wardrobes and drawers housing TV unit also, wall mounted radiator, ceiling lighting, power points, fitted carpet, door to;

### **En-suite**

Comprising a three-piece suite of panel enclosed bath with mixer tap and shower attachment over, closed couple WC, vanity mounted wash hand basin with mixer tap, full tiled surround, feature mirror, inset ceiling downlighting, electric shaving point, chromium heated towel rail, obscure window to side, tiled flooring.

### **Secondary En-suite**

Comprising a fully tiled and glazed shower cubicle with integrated shower, close coupled WC, vanity mounted wash hand basin with mixer tap, full tiled surround, chromium heated towel rail, light with electric shaving point, inset ceiling downlighting, extractor fan, obscure window to side, mosaic tiled linoleum flooring.

### **Dressing Room/Bedroom 5**

With large window to front, obscure window to side, ceiling lighting, wall mounted radiator, power points and fitted carpet, door to minstrel's gallery.

### **Bedroom 2 - 16'6" x 15'3"**

With large window to front, ceiling lighting, wall mounted radiator, power points, fitted carpet, with built-in wall-to-wall wardrobes with shelving and hanging within, access to loft with ladder partially boarded and lighting.

### **Bedroom 3 - 15'7" x 11'6"**

With large window to front, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet, door to;

### **En-suite**

Comprising a fully tiled and glazed shower cubicle with integrated shower, close coupled WC, vanity mounted wash hand basin with mixer tap, obscure window to side, ceiling lighting, extractor fan, wall mounted lighting and electric shaving point, wall mounted radiator, mosaic effect linoleum flooring.

### **Bedroom 4 - 15'7" x 11'6"**

With large window overlooking the rear aspects, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet, door to;

### **En-suite**

Comprising a fully tiled and glazed shower cubicle with integrated shower, close coupled WC, vanity mounted wash hand basin with mixer tap, obscure window to side, ceiling lighting, extractor fan, wall mounted lighting and electric shaving point, wall mounted radiator, mosaic effect linoleum flooring.

### **Family Bathroom**

Comprising a three-piece suite of panel enclosed bath with mixer tap and shower attachment over, glazed shower screen, close coupled WC, vanity mounted wash hand basin with mixer tap, lighting above with electric shaving point, full tiled surround, chromium heated wall mounted towel rail, obscure window to rear, inset ceiling downlighting, mosaic effect tiled flooring.

# OUTSIDE

## The Front

The front of the property is approached via a block-paved driveway with mature hedging, a number of mature trees including a beautiful old oak tree, and electric twin gates to brick pillars opening into;

## Driveway

Block-paved driveway supplying off-street parking for 4-6 vehicles, access to detached double garage with electric roller shutter door with part-boarded eaves storage, power and lighting, personnel door to side, further personnel gates to;

## Rear Garden

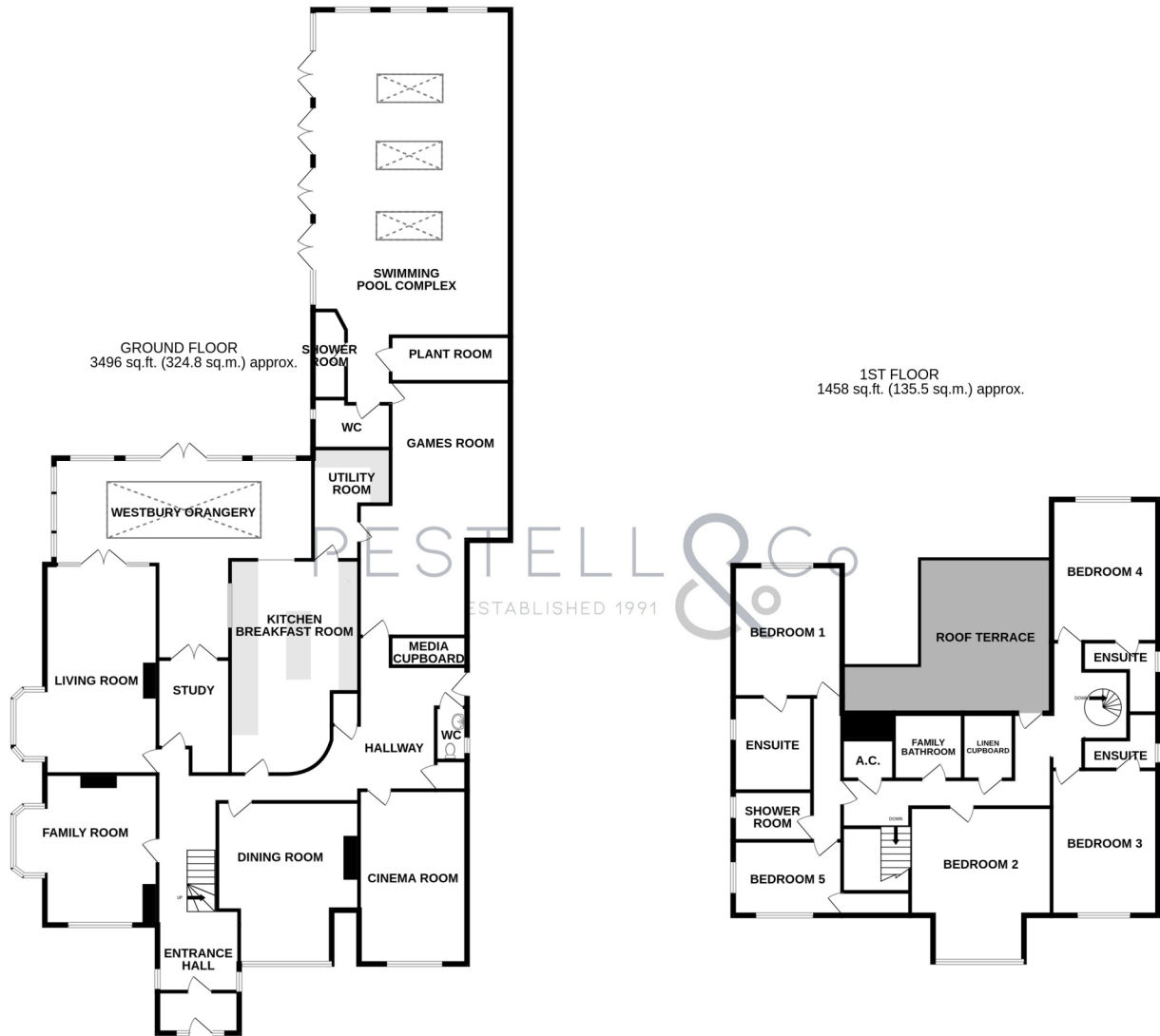
Split into a variety of sections with entertaining patio and steps to a large raised lawn, mature shrub and herbaceous and hedged boarders with ornate mature trees all retained by walling. Outside lighting, water and power points can also be found.

## Roof Terrace

A secluded space with rubber-tiled flooring, power and wall mounted lighting, beautifully secluded and ideal for summer evenings or a morning coffee.



# FLOORPLAN



TOTAL FLOOR AREA : 4954 sq.ft. (460.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# DETAILS

## EPC

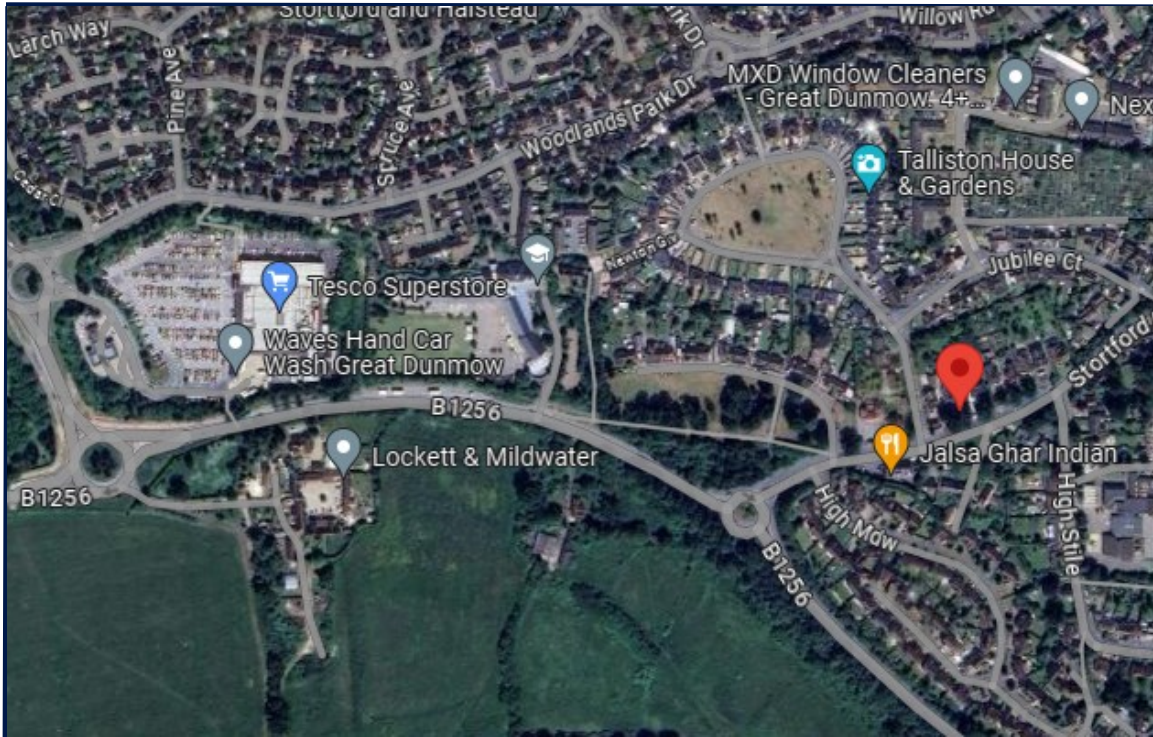
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



# GENERAL REMARKS & STIPULATIONS

**Stortford Road** is located within Dunmow, which offers schooling for both Junior and Senior year groups within walking distance, boutique shopping and recreational facilities. Station Road, Great Dunmow is a short drive away from the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive via the A120, giving easy onward access to London and the North.

## DIRECTIONS



## FULL PROPERTY ADDRESS

46 Stortford Road, Great Dunmow, Essex, CM6 1DL

## COUNCIL TAX BAND

Band G

## SERVICES

Gas fired central heating, mains drainage and 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.

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ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 33 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

Would you like a free home valuation?

Interested in Land acquisition?

Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

Do you have a property that you would like to rent but uncertain how to go about it?

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