



BOWYERS ROAD, WOODLANDS MEADOW

GUIDE PRICE – £1,150,000

- 3 STOREY 6 BEDROOM EXECUTIVE HOME
- VAST FAMILY ACCOMMODATION
- PAULA ROSA KITCHEN BREAKFAST ROOM WITH FITTED APPLIANCES
- FITTED WARDROBES TO BEDROOMS 1 & 5
- THREE OUT OF THE SIX BEDROOMS ENJOY AN ENSUITE EACH
- NEW DAY/NIGHT BLINDS TO 2 FLOORS
- LARGE LIVING ROOM WITH FRENCH DOORS TO FAMILY SUN ROOM, LEADING OUT TO LARGE REAR ENTERTAINING PATIO AND GARDEN BEYOND
- EXTENDED REAR PATIO
- DOUBLE GARAGE WITH ELECTRIC DOOR
- LARGE BRINDLE BLOCK DRIVEWAY
- OFF-STREET PARKING FOR AT LEAST 6 AVERAGE-SIZED MOTOR VEHICLES

Located on the popular Woodlands Meadow and was the original show home, this very well presented 5-6 bedroom detached home comprises of a dining room with feature bay window and twin doors to the spacious Paula Rosa Manhattan fitted kitchen breakfast room with matching breakfast bar, large living room with a feature bay window and French doors to family sun room that in turn extends to south facing entertaining patio and rear garden beyond. The upstairs accommodation boasts an array of versatile rooms and guest suits. Bedrooms 1, 2 and 4 enjoying an en-suite each, bedrooms 1, 2 & 5 enjoying built-in wardrobes & shelving, a 6th bedroom/study room, and a generously sized family bathroom. Externally the south-west facing large fully turfed rear garden enjoys an extended entertaining patio area with woodland views, garden shed with power, whilst the front offers a brindle block driveway along with personnel door into the double garage with electric door, parking for at least 6 average sized motor vehicles.





Ground Floor

With new day/night blinds throughout this floor.

Entrance Hall

With tiled flooring, power points, an understairs storage cupboard, ceiling lighting and doors to rooms.

Dining Room 13'11" x 10'5"

A feature bay window to front, further window to side, fitted carpet, power points and twin doors to Kitchen Breakfast Room.

Living Room 19'4" x 13'11"

A large room feature bay window to front and French doors to Family Sun Room. The focal point within the room is a quality stone fireplace with open gas flame fire. The room also benefits from TV and CAT 5 cabling points, fitted carpet and window dressings.

Family Sun Room 17'0" x 9'3"

Fully glazed on the two garden aspects with French doors leading to rear entertaining patio and garden beyond, blinds to windows. Vaulted ceiling with ceiling lighting. Tiled flooring and twin doors to:

Kitchen Breakfast Room 19'7" x 15'3"

A spacious Paula Rosa Manhattan fitted kitchen benefiting from quality integrated appliances, a range cooker, a Quooker tap to the sink and a water softener in cupboard below the sink unit. Matching return units with breakfast bar. Under sunk sink unit with mixer tap. Windows to side aspect and doors to hallway and dining room. Tiled flooring and door to:

Utility Room 9'11" x 6'5"

With matching fitted cupboards and worksurface keeping all the laundry appliances in one place. Under sunk sink unit with mixer tap, tiled flooring, door and window to rear garden. Door to:

Cloakroom 6'5" x 5'1"

Comprising Roca sanitaryware and built-in wash basin storage unit. Half tiled surround, window to side and tiled floor.

1st Floor

With new day/night blinds throughout this floor (and the ground floor), fitted carpet, ceiling lighting, doors to rooms.

Bedroom 1 - 16'8" x 15'4"

With windows to side and rear aspects, fitted wardrobes, ceiling lighting, fitted carpet, door to:

En-suite 9'9" x 9'7"

Comprising a four-piece suite of an enclosed shower cubicle with an Aqualisa thermostatic control unit. Twin wash hand basin with integrated storage cupboards under and touch lit mirror above. Panel enclosed bath with mixer tap and shower attachment. Close coupled WC. Chromium heated towel rail. Full tiled surround. Obscure window to side.

Bedroom 3 - 12'9" x 12'8"

With window to front aspect, ceiling lighting and fitted carpet. Personnel door to:

Family Bathroom 10'3" x 6'4"

A generously proportioned three-piece suite with Roca sanitaryware comprising a panel enclosed bath with mixer tap and shower attachment. Wash hand basin with integrated storage cupboard under and touch lit mirror above. Close coupled WC. Chromium heated towel rail. Full tiled surround. Obscure window to rear.

Bedroom 5 - 13'11" x 9'7"

With windows to front and side aspects, three fitted wardrobes, ceiling lighting and fitted carpet.

Home Office/Bedroom 6 - 8'5" x 7'10"

With window to front aspect, ceiling lighting and fitted carpet.

2nd Floor

With 2 Velux windows to rear, fitted carpet, ceiling lighting, doors to rooms.

Bedroom 2 - (13'10" x 9'11")

With dormer window to front. Dressing area with built-in shelving and 2 Velux windows. Ceiling lighting and fitted carpet. Door to:

En-suite 13'10" x 4'11"

Comprising an enclosed shower cubicle with an Aqualisa thermostatic control unit. Wash hand basin with integrated storage cupboard under. Close coupled WC. Chromium heated towel rail. Half tiled surround. Velux window to rear.

Bedroom 4 - 13'10" x 9'11"

With dormer window to front and further window to side. Ceiling lighting and fitted carpet. Door to:

En-suite 13'10" x 4'11"

Comprising an enclosed shower cubicle with an Aqualisa thermostatic control unit. Wash hand basin with integrated storage cupboard under. Close coupled WC. Chromium heated towel rail. Half tiled surround. Velux window to rear.

OUTSIDE

Garden, Garage and Parking

The large south-west facing rear garden is fully turfed with an entertaining extended patio area with woodland views. There is also a garden shed with power to the rear garden. Path and personnel gate leading to driveway and further personnel door into the double garage that enjoys an electric garage door, new flooring and power. There is a brindle block driveway and parking for at least 6 average sized motor vehicles.



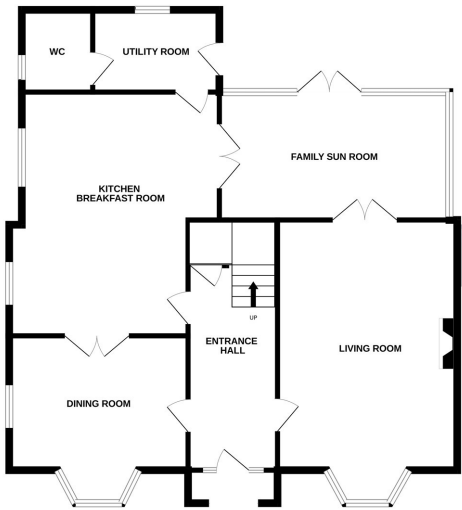
DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

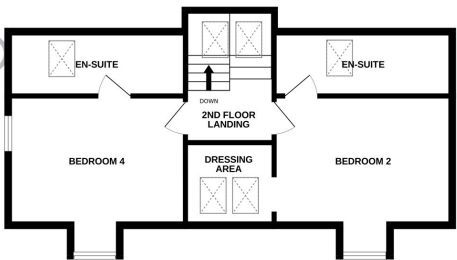
GROUND FLOOR
1118 sq.ft. (103.9 sq.m.) approx.



1ST FLOOR
899 sq.ft. (83.5 sq.m.) approx.



2ND FLOOR
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 2559 sq.ft. (237.7 sq.m.) approx.

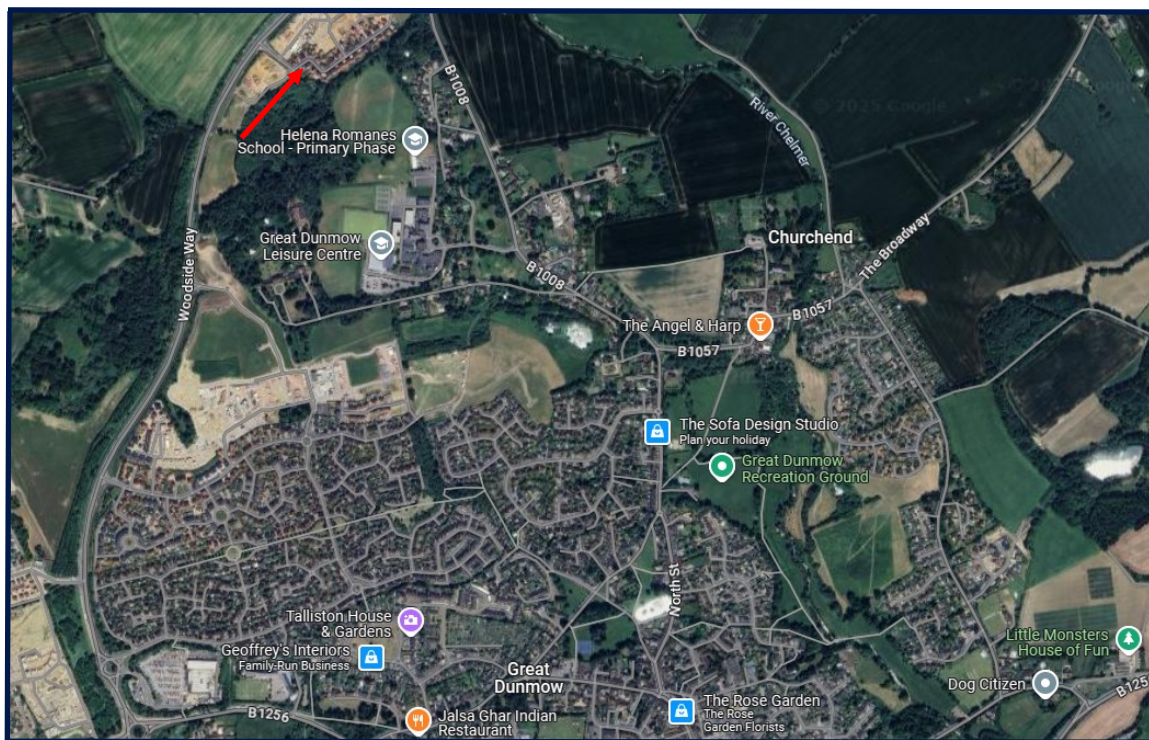
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GENERAL REMARKS & STIPULATIONS

Bowyers Road, Woodlands Meadow is located on the edge of Great Dunmow, offers walking distance access to schooling for both Junior and Senior year groups, boutique shopping and recreational facilities. Woodlands Meadow 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

2 Bowyers Road, Woodlands Meadow, Great Dunmow, Essex, CM6 2GE

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: We believe that the information supplied in this brochure is accurate as of the date 26/02/2025. 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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Interested in Land acquisition?

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