

PESTELL & Co

ESTABLISHED 1991



THE STREET, LITTLE DUNMOW

GUIDE PRICE – £585,000

- A LOVELY EARLY 1600'S GRADE II LISTED 3 BEDROOM COTTAGE
- LIVING ROOM WITH FEATURE INGLENOOK FIREPLACE
- SEPARATE DINING ROOM
- LARGE KITCHEN BREAKFAST ROOM
- UTILITY ROOM WITH INTEGRATED APPLIANCES
- BEAUTIFULLY GLAZED ORANGERY
- VAULTED ROOMS
- OFF-STREET PARKING FOR NUMEROUS VEHICLES
- WRAP AROUND REAR GARDEN
- SPACIOUS OUTBUILDING WITH HOME OFFICE

THE STREET, LITTLE DUNMOW

We are pleased to offer this beautiful three bedroom Grade II listed detached cottage in the peaceful location of Little Dunmow, which dates back to the early 1600's and enjoys more recently added rooms, keeping to the period of the property. The property comprises of a large living room with feature Inglenook fireplace, an orangery which is glazed on 2 aspects, a large kitchen breakfast room, a dining room, a utility room with fitted appliances, three bedrooms and a five piece family bathroom. Rooms in the property enjoy vaulted ceilings and exposed timber beams. Externally, there are two separate driveways supplying off-street parking for numerous vehicles, and there is a wrap around west-facing garden to rear laid primarily to lawn, which enjoys a variety of features such as a feature pond with jetty and a timber outbuilding with a home office with power, lighting and windows bringing in lots of natural light.





With covered storm porch with timber and front door opening into:

Lounge 15'0" x 11'5"

Dating back to the early 1600's with large inglenook fireplace with oak bressummer over and salt cupboard to the right, housing a traditional open fire within which is great for the winter season, exposed timbers to ceiling and wall, with feature exposed lath and plaster, original Crittall window to front, brick flooring, wall mounted lighting, wall mounted radiator, doors to rooms.

Agents Note - Whilst the front door that opens into the lounge is fully functioning, the current owners use the storm porch to the side of the property that opens into the utility room as their front door.

Dining Room 10'10" x 10'7"

This room is also dating back to the early 1600's. Another vaulted room with exposed timbers to wall and ceiling, feature fireplace with brick surround, large feature oak bressummer, Crittall window to front, additional small window to the rear aspect, wall mounted radiator, exposed timber flooring, doors to rooms.

Kitchen Breakfast Room 18'5" x 10'4"

Part of an extension built approximately 50 years ago, in keeping with the period of the property, is this large convivial kitchen breakfast room comprising an array of eye and base level cupboards and drawers with beautiful Iroko hardwood worksurface and tiled splashback, 1 1/2 bowl porcelain farmhouse style inset Franke sink with worksurface integrated drainer and mixer tap over, feature brick surround housing recess for AGA/ electric range cooker, further pantry-style cupboard, windows to both side aspects, exposed timbers to ceiling, ceiling lighting, wall mounted radiator, power points, oak flooring, doors to rooms.

Orangery 17'11" x 12'7"

A more recent addition to the property which is glazed on two aspects with French doors leading out to rear garden, glazed roof with pendant lighting, three wall mounted radiators, TV and power points, tiled flooring. This area is a lovely place to socialise.

Utility Room

Comprising a large modern workstation with granite worksurface, a large farmhouse butler style sink with mixer tap and worksurface integrated drainer, integrated washing machine, integrated dishwasher, new exposed timbers to ceiling, pendant lighting, sash window overlooking rear garden, further window and stable door to garden, wall mounted radiator, limestone flooring, cupboard housing oil-fired boiler, water softener beneath the sink unit, access to loft storage, door through to;

Family Bathroom

Keeping to the period of the property is this bathroom which comprises a five piece suite of cast iron bath with mixer tap and shower attachment, half-tiled surround, close coupled WC with bidet to side, fully tiled and glazed shower cubicle, contemporary wash hand basin with mixer tap sitting upon a marble worksurface with storage beneath and sash window overlooking rear garden beyond, airing cupboard housing hot water cylinder (which provides good water pressure) and slatted shelves ideal for linen storage, further obscure window to side, exposed timbers to ceiling with pendant lighting, oak flooring, wall mounted radiator.

All three bedrooms below form part of the original structure.

Bedroom 1 – 12'7" x 11'2"

Vaulted room with exposed timbers, beams and thatch ties, window to rear and further Crittall window to front, wall mounted radiator, exposed timber flooring, power points.

Bedroom 2 – 11'8" x 8'7"

With window to front, vaulted ceiling with exposed timbers, pendant lighting, power points, wall mounted radiator, exposed timber flooring, door through to;

Bedroom 3 – 11'10" x 5'11"

Vaulted ceiling with exposed timbers, wall mounted lighting, wall mounted radiator, window to front, power points, exposed timber flooring.

OUTSIDE

The Front

The front of the property is approached via a picket fence with gate and steps leading to pathway to front door, split in 2 areas of lawn with mature shrub and herbaceous borders and feature conifer trees, there are 2 separate driveways supplying off-street parking for at least 4 vehicles, the right hand driveway being used as the regular supplying side access to utility room and kitchen beyond.

Wrap Around West-Facing Rear Garden

With outside lighting and water points, large garden primarily laid to lawn with a variety of shrub and herbaceous flower beds, feature pond with jetty, compost area with screened oil tank, 3 rain water harvesting water butts and two woodstores.

Outbuilding

Large timber outbuilding split into two sections, an insulated Home Office with lighting, power and oil fired radiator and a separate Workshop style storage room with lighting and power.

Agents Note - The thatch was rethatched at the end of December in 2017.



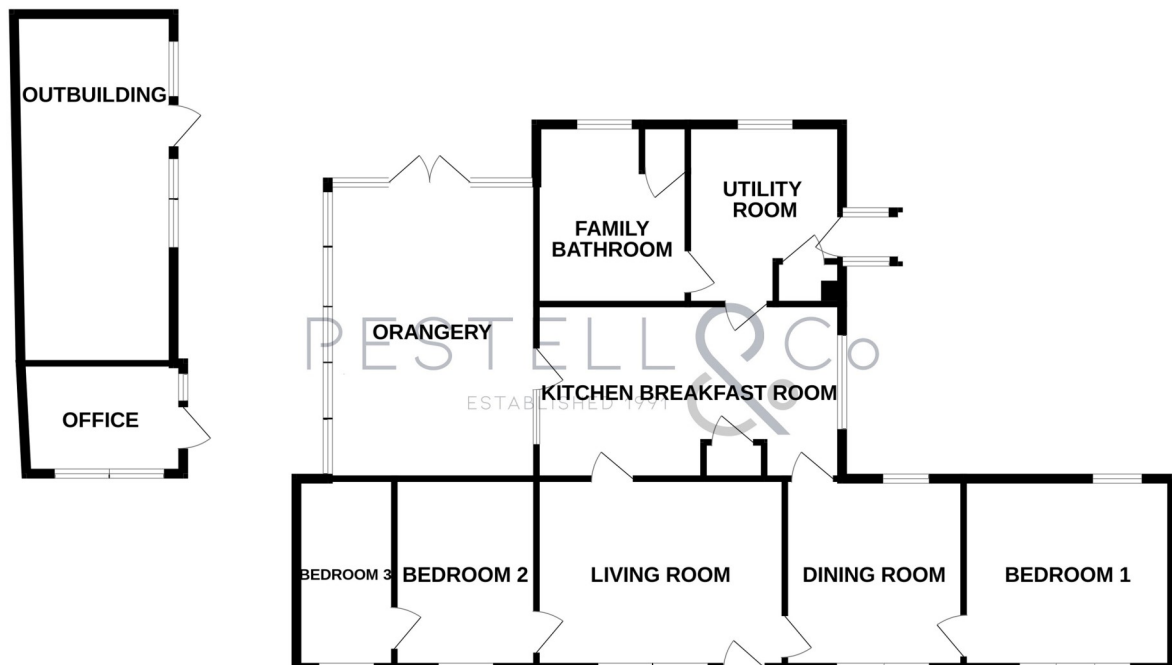
DETAILS

EPC

GRADE II LISTED, NOT REQUIRED.

FLOOR PLAN

GROUND FLOOR
1495 sq.ft. (138.9 sq.m.) approx.



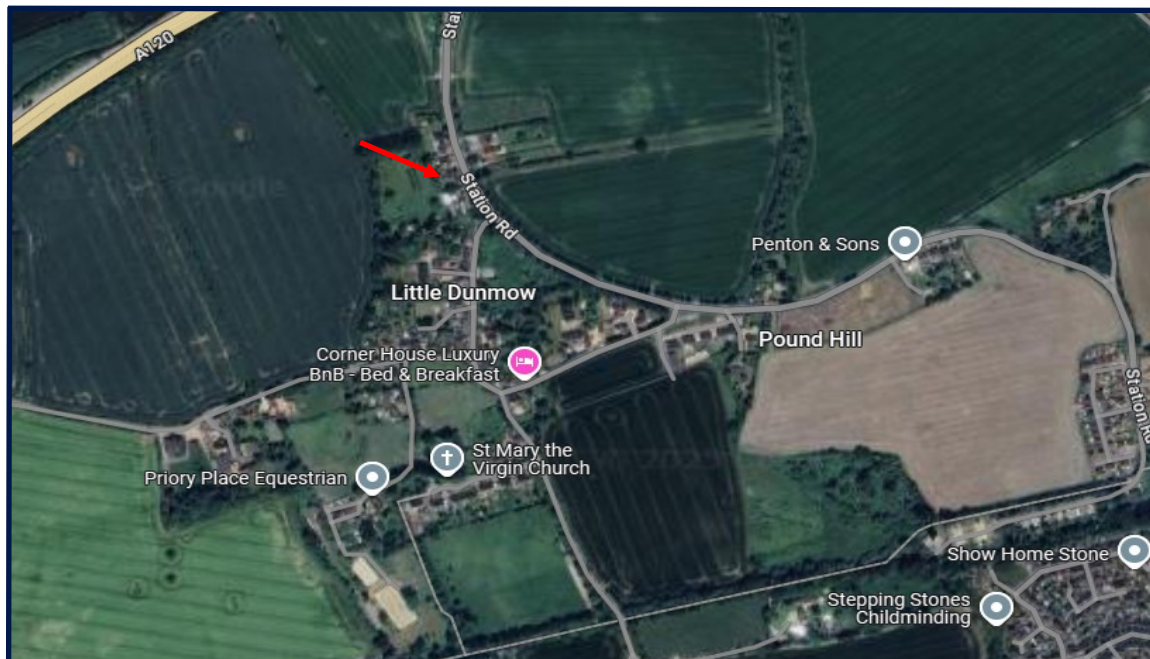
TOTAL FLOOR AREA : 1495 sq.ft. (138.9 sq.m.) approx.

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

Clematis Cottage is situated within the historic village of Little Dunmow which features many period properties, a park and a Church which once formed part of a large Priory. Little Dunmow has an Inn with a Michelin Star quality restaurant. There are wonderful countryside walks including access to the Flitch Way and another footpath directly opposite the cottage from which you can walk to the nearby villages of both Stebbing and Felsted. Felsted is home to the highly regarded Felsted Independent School and has a shop for your day to day needs, public houses and restaurants. The market town of Great Dunmow is nearby with various shopping, sporting and recreational facilities. There is easy access to London Stansted International Airport which is less than 10 miles away. The Airport has a mainline railway station with fast links to London Liverpool Street and Cambridge. There is also excellent access to the mainline railway station at Chelmsford (on the Norwich to Liverpool Street Line) approximately 12 miles away and has the benefit of a Park & Ride service midway. The local bus services from the village serve both Stansted Airport and Chelmsford (including Broomfield Hospital). There is also easy access to the new A120 bypass for the M11 and M25.

DIRECTIONS



FULL PROPERTY ADDRESS

Clematis Cottage, The Street, Little Dunmow,
Dunmow, Essex, CM6 3HT

COUNCIL TAX BAND

Band E

SERVICES

Oil fired central heating, mains drainage and
mains water

LOCAL AUTHORITY

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

AGENTS NOTE: We believe the information supplied in this brochure is accurate as of the date 11/04/2025. 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.

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ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 32 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?

Want to change agent and get your property sold?

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

Interested in Land acquisition?

Do you have a commercial property to sell or let?

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