



BEAUMONT HILL, GREAT DUNMOW

GUIDE PRICE – £950,000

- 4 DOUBLE BEDROOM DETACHED FAMILY HOME
- BEAUTIFULLY HAND-CRAFTED KITCHEN , DINING, FAMILY ROOM
- LARGE LIVING ROOM
- UTILITY ROOM, HOME OFFICE AND SNUG
- GROUND FLOOR SHOWER ROOM
- EN-SUITES TO BEDROOM 1 & 2
- SPACIOUS STORAGE TO ALL BEDROOMS
- IN-AND-OUT RESIN DRIVEWAY WITH ELECTRIC GATES
- DOUBLE GARAGE
- LARGE LAWN AND PATIO TO REAR WITH COUNTRYSIDE AND CHURCH VIEWS BEYOND

We are pleased to offer this immaculately presented 4 double bedroom detached family home, located within Great Dunmow, with the ground floor comprising of a living room, beautifully hand-crafted kitchen dining & family room with bi-folding doors to rear, snug, utility room, home office, bedroom 4 with built-in storage & shower room. To the first floor, the principal bedroom boasts an en-suite and dressing room, bedroom 2 enjoys an en-suite and walk-in wardrobe, whilst the 3rd is also a double. The first floor also offers ample eaves storage to all rooms. Externally, the property is approached via an in-and-out resin driveway with electric gates, supplying off-street parking for numerous vehicles & access to garage. The rear garden is split into patio and large lawn, with far reaching countryside and Church views beyond.





With oak front door with feature stained glass opening into;

Entrance Hall

With vaulted staircase leading to first floor landing with window to rear, luxury vinyl wood effect flooring, wall mounted radiator, ceiling lighting, power points, understairs storage cupboard, doors to rooms.

Living Room 20'1" x 13'1"

With two solid oak windows to front, ceiling lighting, wall mounted radiators, stone surround and hearth with space for electric fire, TV, telephone and power points, fitted carpet.

Kitchen Dining Family Room 25'3" x 15'3"

With beautifully hand-crafted kitchen with quartz stone worksurfaces and large island unit, integrated fridge, worksurface 5-ring Neff induction hob with stainless steel glazed extractor fan above, integrated twin oven, under sunk stainless steel sink unit with mixer tap above and water softener below, integrated dishwasher, array of storage cupboards and drawers, window to front, wall mounted radiators, wall mounted video intercom system, solid oak window to side and further bi-folding doors to rear garden with countryside and church views beyond, inset ceiling downlighting, feature pendant lighting, oak engineered wide board flooring, array of TV and power points.

Snug 12'9" x 12'1"

With solid oak window to front, wall mounted radiator, stone surround and hearth, TV, telephone and power points, fitted carpet.

Utility Room

Matching workstation with stone worksurface and splashback, integrated freezer, integrated washing machine, wall mounted Vaillant boiler, further storage cupboard, solid oak window overlooking rear garden and countryside views beyond, wall mounted radiator, inset ceiling downlighting, power point, tiled flooring.

Home Office

With solid oak window to front, ceiling lighting, wall mounted radiator, parquet flooring, stone surround and hearth, array of power points.

Bedroom 4 – 12'1" x 10'3"

With solid oak window overlooking rear garden and countryside views beyond, built-in storage with hanging rail and shelving, wall mounted radiator, ceiling lighting, power points, fitted carpet.

Ground Floor Shower Room

Comprising of a aqua board panelled and glazed Mira shower cubicle with integrated shower, vanity mounted wash hand basin with mixer tap, low level WC with integrated flush, inset ceiling downlighting, obscure glazed solid oak windows to rear, tiled flooring, ornate panelling with wall mounted chromium heated towel rail, wall mounted extractor fan.





First Floor Landing

With solid oak window overlooking countryside views, wall mounted radiator, power point, fitted carpet, large airing cupboard with hot water cylinder and shelving, further storage cupboard with hanging rail and shelving, access to loft with lighting and insulation, doors to rooms.

Bedroom 1 – 20'3" x 13'0" into bay

Vaulted room with solid oak window overlooking countryside views, pendant ceiling lighting, feature rolled wall mounted radiator, built-in storage cupboards with shelving and hanging rails, fitted carpet and archways to:

Dressing Room

With continued built-in storage with hanging rails, drawers and storage, wall mounted lighting, fitted carpet, rolled wall mounted radiator and plug point, further access to eaves storage.

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated twin head shower, close coupled WC, vanity mounted wash hand basin with contemporary basin and mixer tap, stone surface and splashback, solid oak window to front, ceiling lighting and vanity wall mounted lighting, wall mounted chromium heated towel rail, tiled flooring with underfloor heating.

Bedroom 2 – 15'11" x 10'3"

With solid oak window to front, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet, large eaves storage with lighting, further walk-in wardrobe with integrated shelving, drawers and hanging rail, timber floor with additional eaves storage beyond.

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, wall mounted wash hand basin with mixer tap, close coupled WC, full-tiled surround, wall mounted chromium heated towel rail, electric shaving point, tiled flooring, obscure window to side.

Bedroom 3 – 11'9" x 11'6"

With solid oak window to front, ceiling lighting, wall mounted radiator, wood effect laminate flooring, eaves storage, array of power points.

OUTSIDE

The Front

The front of the property is approached via an in-and-out resin driveway with electric gates, landscaped garden with a variety of feature planting, steps rising to front door, CCTV cameras, outside lighting to also be found. Access to garage from driveway, with 2 large double wooden doors, which is split into 2 sections with power, lighting and water supply, eaves storage, wall mounted fuseboard, solid floor, windows to rear. Further personnel timber and glazed door leading to:

Rear Garden

With secure side gate, split into entertaining patio and large lawn, all retained by close boarded fencing, feature planting to the perimeter, far-reaching countryside and Church views, CCTV cameras, outside lighting and water points can also be found.





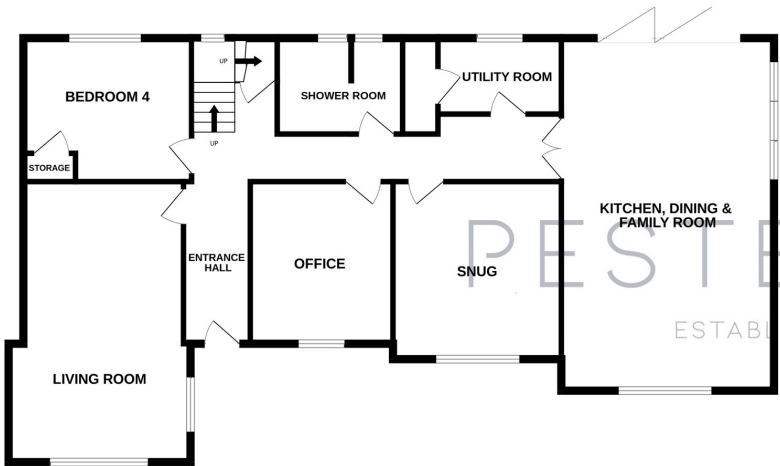
DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

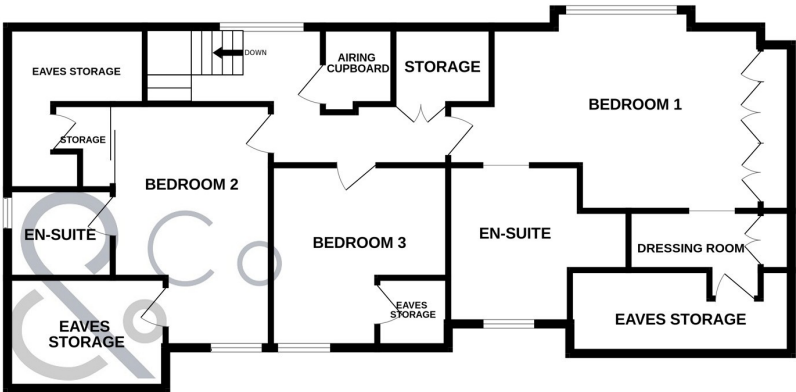
GROUND FLOOR
1356 sq.ft. (126.0 sq.m.) approx.



TOTAL FLOOR AREA : 2438 sq.ft. (226.5 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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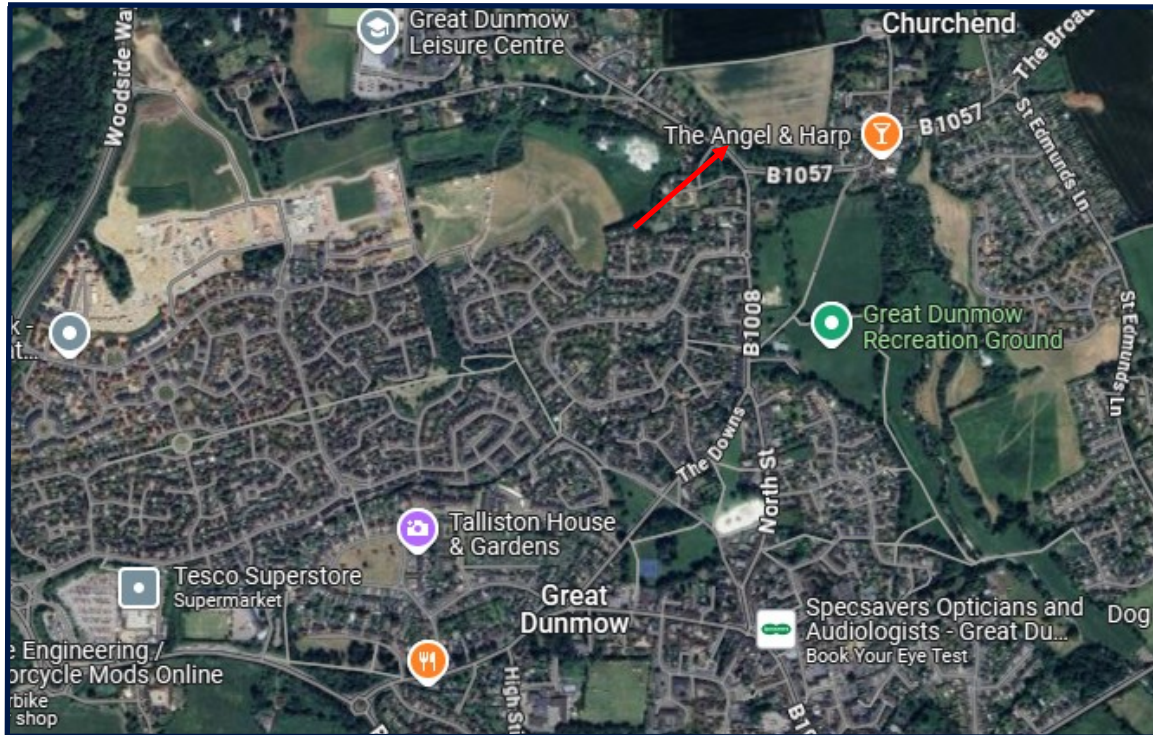
1ST FLOOR
1082 sq.ft. (100.5 sq.m.) approx.



GENERAL REMARKS & STIPULATIONS

Beaumont Hill is located on the edge of Great Dunmow and offers close proximity to the town high street, schooling for both Junior and Senior year groups, boutique shopping and recreational facilities. 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

Greengates, 2a Beaumont Hill, Great Dunmow,
Essex, CM6 2AW

COUNCIL TAX BAND

F

SERVICES

Gas fired central heating, mains drainage and
water

LOCAL AUTHORITY

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

AGENTS NOTE: We believe the information in this brochure is accurate as of the date 07/07/2025. 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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