



SOUTH VIEW, GREAT DUNMOW

GUIDE PRICE – £795,000

- NO ONWARD CHAIN
- 4 DOUBLE BEDROOM DETACHED HOME
- CONTEMPORARY KITCHEN DINER WITH ISLAND UNIT & BREAKFAST BAR
- LARGE LIVING ROOM WITH BI-FOLDING DOORS TO REAR
- SNUG/HOME OFFICE
- EN-SUITE TO PRINCIPAL BEDROOM
- BEAUTIFULLY NESTLED TOWARDS THE END OF A CUL-DE-SAC
- OFF-STREET PARKING FOR AT LEAST 3 VEHICLES
- SOUTH-FACING REAR GARDEN SPLIT INTO VARIOUS SECTIONS
- ACCESS TO DOUBLE GARAGE

Located within Great Dunmow, this immaculately presented 4 double bedroom detached family home comprises of a double-height entrance hall, large living room with bi-folding doors to rear, a beautiful contemporary kitchen diner with island unit and breakfast bar, snug/home office and a downstairs cloakroom. There are 4 double bedrooms to the first floor, with built-in storage and an en-suite to principal bedroom, and a four piece family bathroom. The property is beautifully nestled towards the end of a cul-de-sac, with block-paved off-street parking for at least 3 vehicles, as well as access to the south-facing rear garden (approx. 55ft x 35ft) and double garage.





With composite panel and obscure glazed front door with glazed sidelights opening into;

Double-Height Entrance Hall

With stairs rising to first floor galleried landing, pendant lighting, wall mounted radiator, tiled flooring, power points, ceiling lighting, understairs storage cupboard, doors to rooms.

Cloakroom

Comprising a low level WC with integrated flush, vanity mounted wash hand basin with mixer tap, half-tiled surround, wall mounted chromium heated towel rail, obscure window to side, inset ceiling downlighting, tiled flooring.

Snug/Home Office 11'6" x 11'0"

With window to front, ceiling lighting, wall mounted radiator, TV and power points, wood effect laminate flooring.

Living Room 25'1" x 12'10"

With window to front, bi-folding doors to rear leading out to entertaining terrace and garden beyond, ceiling lighting, stone surround and hearth with wood-burning stove within, wall mounted radiator, TV, telephone and power points, wood effect laminate flooring.

Kitchen Diner 21'6" x 14'8"

A beautiful contemporary kitchen with quartz worksurfaces and splashback, 1 1/2 bowl under sunk stainless steel sink unit with mixer tap over and water softener below, island unit with matching quartz worksurface, Bora hob with integrated extractor, pop-up power points, integrated wine cooler, storage units and breakfast bar, integrated oven, integrated combination oven with warming drawer, recess and power for fridge-freezer, integrated dishwasher, integrated washing machine, inset ceiling downlighting, counter display lighting, tiled flooring, power points, window and bi-folding doors to rear entertaining terrace and garden beyond.

Galleried First Floor Landing

With access to loft, ceiling lighting, power points, fitted carpet, wall mounted radiator, linen cupboard, doors to rooms.

Bedroom 1 – 14'7" x 11'6"

With window overlooking south-facing rear garden, built-in wardrobes with sliding doors, hanging rails and shelving within, ceiling lighting, wall mounted radiator, power points, wood effect laminate flooring, door to;

En-suite

A contemporary en-suite with an oversized, fully tiled and glazed walk-in shower cubicle with integrated twin-head shower, close coupled WC, vanity mounted wash hand basin with mixer tap, inset ceiling downlighting, extractor fan, obscure window to side, full-tiled surround, wall mounted chromium heated towel rail.

Bedroom 2 – 14'6" x 11'8"

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

Bedroom 3 – 11'6" x 10'8"

With window overlooking south-facing rear garden, ceiling lighting, wall mounted radiator, power points, wood effect laminate flooring.

Bedroom 4 – 11'7" x 9'7"

With window overlooking south-facing rear garden, ceiling lighting, wall mounted radiator, Tv and power points, fitted carpet.

Family Bathroom

Comprising a four-piece suite of tile enclosed bath with tiled surround and integrated mixer tap with shower attachment, vanity mounted wash hand basin with mixer tap, low level WC with integrated flush, fully tiled and glazed shower cubicle with twin-head shower, inset ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, obscure window to front, tiled flooring.

OUTSIDE

The Front

The front of the property is beautifully nestled towards the end of South View's cul-de-sac, with block-paved off-street parking for at least 3 vehicles, supplying access to garage, front door and personnel gate leading to:

South-Facing Rear Garden

Approximately 55ft x 35ft, completely landscaped into a variety of sections of large entertaining terrace with wisteria covered pergola, well-stocked raised flower beds with mature shrub and herbaceous planting, all surrounded by close boarded and acoustic boarded fencing, outside lighting and water points can also be found, path and storage area to side with personnel door giving access to;

Double Garage 18'2" x 16'4"

With electric up-and-over door, power and lighting and TV points, currently set up as a home gymnasium.



DETAILS

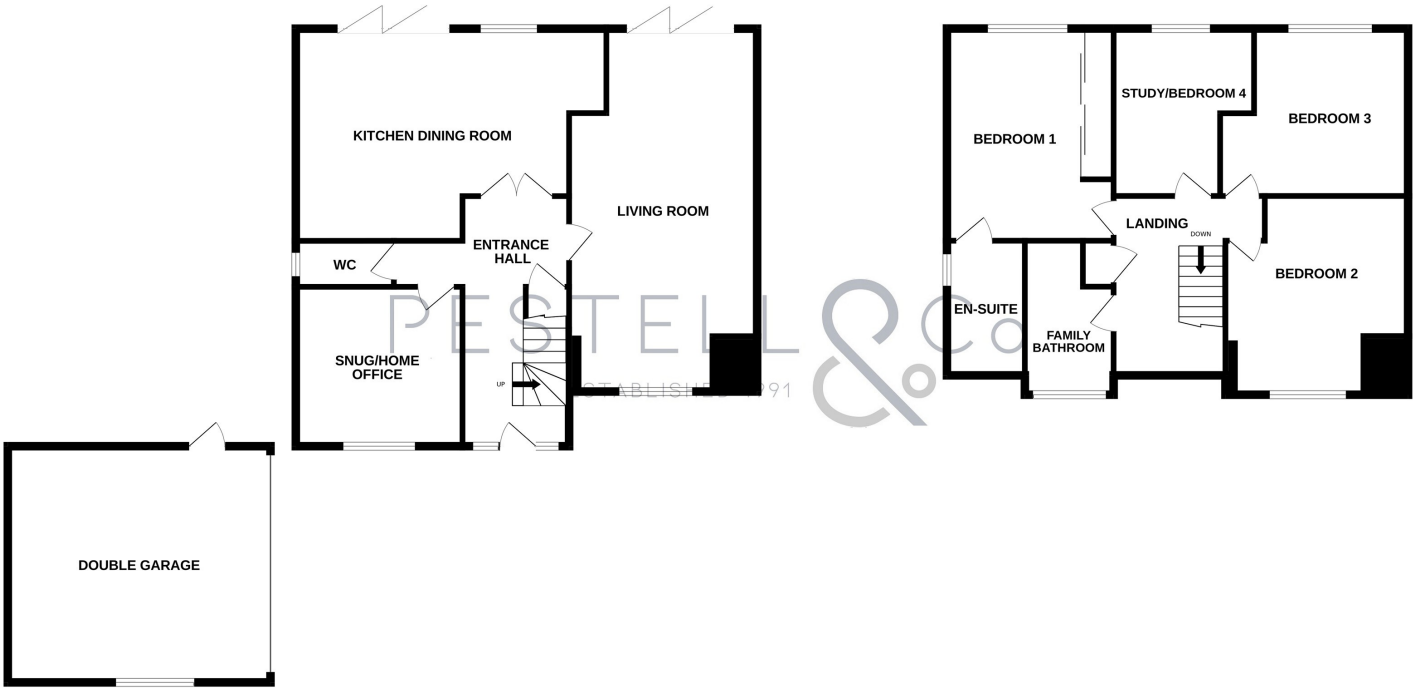
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
1157 sq.ft. (107.5 sq.m.) approx.

1ST FLOOR
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA: 1934 sq.ft. (179.7 sq.m.) approx.

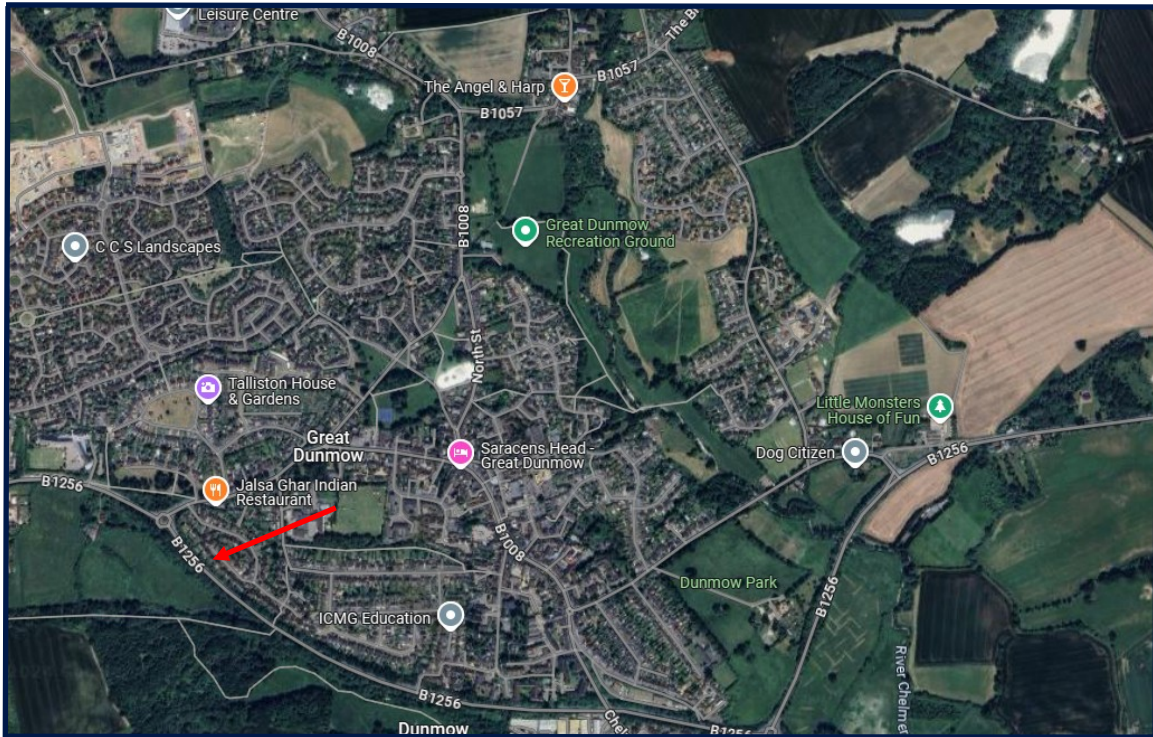
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

South View is located on the edge of Great Dunmow and offers walking distance access 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

14 South View, Great Dunmow, Essex,
CM6 1UQ

COUNCIL TAX BAND

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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 29/08/2025. 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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