



## BUTTLEYS LANE, GREAT DUNMOW

GUIDE PRICE – £750,000

- 3 DOUBLE BEDROOM DETACHED PERIOD COTTAGE
- SECONDARY 3 BEDROOM PROPERTY AVAILABLE VIA SEPARATE NEGOTIATIONS
- LARGE LIVING ROOM
- BEAUTIFUL CONSERVATORY
- KITCHEN BREAKFAST ROOM
- FIVE PIECE FAMILY BATHROOM
- AMPLE OFF-STREET PARKING
- APPROXIMATELY 2/3 ACRE PLOT
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- FARMLAND VIEWS TO SIDE



We are delighted to offer this immaculately presented 3 double bedroom period cottage, with exposed timbers throughout and with a secondary 3 bedroom property available via separate negotiations. The property comprises of a large living room with feature inglenook fireplace, characterful kitchen breakfast room, a stunning conservatory, side utility room, dining room and cloakroom. There are 3 double bedrooms with a 5 piece family bathroom, as well as a home office. The property, which sits on a plot of approximately 2/3 of an acre, is approached via a large shingle driveway supplying ample off-street parking. The side entertaining garden boasts a raised decked area with pergola and feature wisteria over, ideal for family entertaining, and the rear garden is laid primarily to lawn and enjoys farmland views to side.







With oak panel and glazed door opening into:

#### **Entrance Hall**

With ornate cloaks cupboard with hanging rail, shelving and automatic light within, wall mounted lighting, tiled flooring, doors to rooms.

#### **Cloakroom**

Comprising a low level WC with integrated flush, wall mounted wash hand basin with mixer tap, obscure window to front, ceiling lighting, extractor fan, wall mounted radiator, tiled flooring.

#### **Kitchen Breakfast Room 15'9" x 10'6"**

With kitchen comprising an array of eye and base level cupboards and drawers with complimentary granite worksurfaces and matching island unit, under sunk porcelain butler sink with mixer tap over, 4-ring electric Neff hob with stainless steel Neff extractor fan above and twin Bosch oven beneath, recess power and plumbing for dishwasher, windows to two aspects, exposed timbers to ceiling, large area for free-standing twin door fridge-freezer with power point, free-standing oil boiler within ornate brick fireplace, inset ceiling downlighting, wall mounted radiator, array of power points, tiled flooring, doorway and openings to:

#### **Side Utility Room**

With recess power and plumbing for washing machine, possibility of additional shelf to house a tumble dryer above, timber panel and glazed stable door to side, further window to rear, wall mounted fuseboard and electric meter, tiled flooring.

#### **Dining Room 13'10" x 9'0"**

With window to side, ceiling lighting, understairs storage cupboard housing plumbing and underfloor heating manifold, wall mounted radiator, stairs rising to first floor landing, power points, fitted carpet, doors to rooms.

#### **Conservatory 17'1" x 14'1"**

Glazed on three aspects with a vaulted glazed lantern above, wall mounted air conditioning unit, tiled flooring with underfloor heating, array of power points, French doors out to entertaining terrace, decking and garden beyond.

#### **Living Room 25'3" x 10'6"**

With windows on three aspects, wall mounted lighting, exposed timbers to ceiling, large inglenook fireplace with oak bressummer and wood burning stove within, wall mounted radiators, TV telephone and power points, fitted carpet.

#### **First Floor Landing**

With airing cupboard housing hot water cylinder, loft hatch with access to loft, wall mounted lighting, fitted carpet, doors to rooms.

#### **Bedroom 1 – 14'9" x 11'10"**

With windows to rear and side aspects, exposed timbers to wall and ceiling, ceiling and wall mounted lighting, wall mounted radiator, TV and power points.

#### **Bedroom 2 – 14'6" x 10'7"**

With windows to front and side aspects, exposed timbers to ceiling and wall, ceiling lighting, wall mounted radiator, telephone and power points, fitted carpet.

#### **Bedroom 3 – 13'6" x 10'7"**

With windows to rear and side aspects, exposed timbers to ceiling and wall, ceiling lighting, wall mounted radiator, built-in over stairs workstation, telephone and power points, fitted carpet.

#### **Home Office – 7'9" x 6'0"**

With window to side, ceiling lighting, exposed timbers to ceiling, wall mounted radiator, power points, fitted carpet, plumbing for water softener.

#### **Family Bathroom**

Comprising a 5 piece suite of corner panel enclosed bath with mixer tap, fully tiled and glazed separate shower cubicle with integrated shower, vanity mounted wash hand basin with mixer tap, vanity mirror with lighting and splashback above, low level WC with integrated flush, a bidet, window to front, extractor fan, exposed timbers to ceiling and wall, wall mounted roll top Victorian style radiator and heated towel rail, tiled flooring, ceiling lighting.



# OUTSIDE

## The Front

The front of the property is approached via a large shingle driveway supplying off-street parking for numerous vehicles, well-stocked shrub and herbaceous front flower beds leading to a covered storm porch with ornate glazing, access to both sides leading to:

## Side Entertaining Garden

Laid to shingle, brick and a raised decked area with pergola and feature wisteria over, ideal for family entertaining with a mature hedge and tree line for privacy, outside water point and opening into:

## Rear Garden

The property sits on approximately 2/3 of an acre with rear garden laid primarily to lawn, continuation of mature hedge and tree lined borders, farmland views to side.

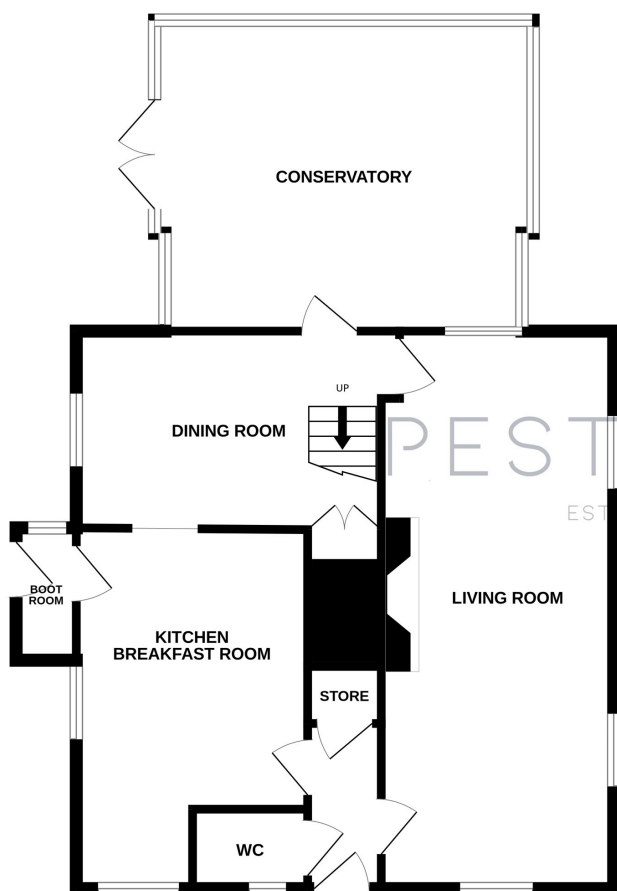




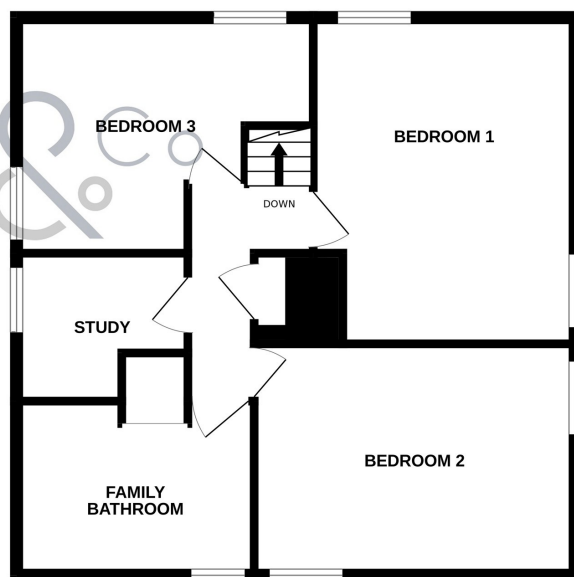
## GRADE II LISTED, EPC EXEMPT

### FLOOR PLAN

GROUND FLOOR  
842 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1470 sq.ft. (136.5 sq.m.) approx.

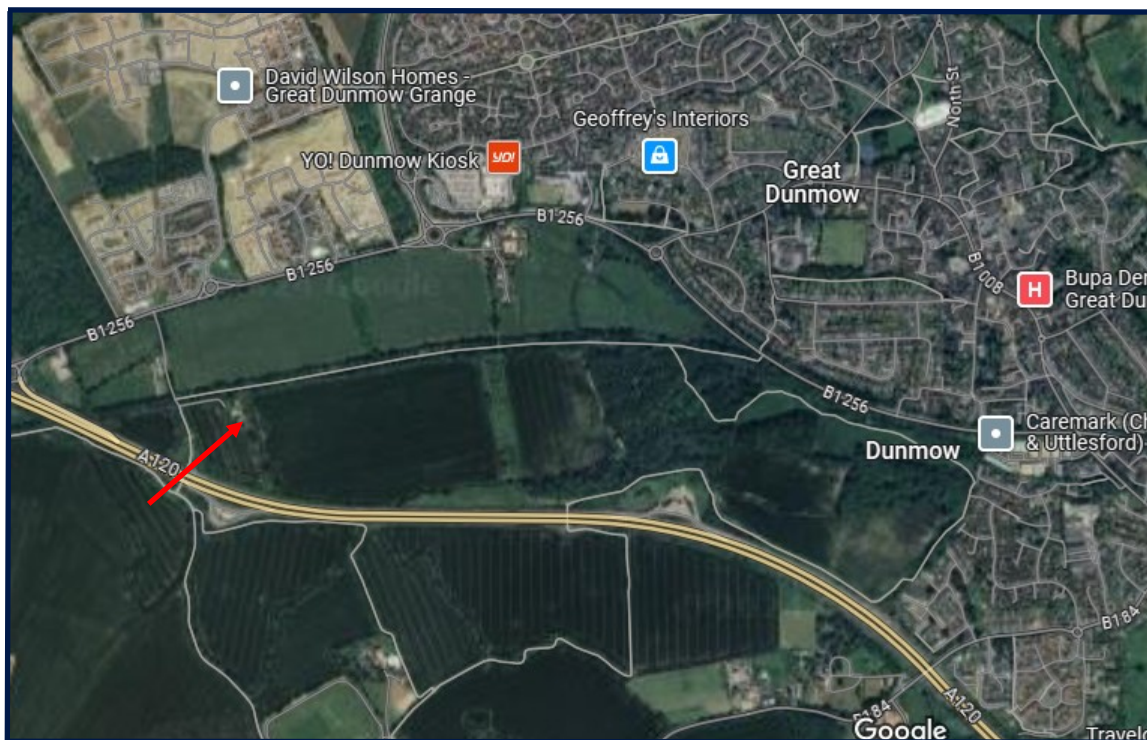
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**Buttleys Lane** is located on the edge of Great Dunmow and is a short drive from 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

Round House, Buttleys Lane, Great Dunmow,  
Essex, CM6 1SJ

## COUNCIL TAX BAND

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## SERVICES

Oil fired central heating, private drainage (shared  
with the barn)

## 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 09/09/2025. 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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