



## BUTTLEYS LANE, GREAT DUNMOW

GUIDE PRICE – £850,000

- 3 BEDROOM DETACHED BARN CONVERSION
- UNDERFLOOR HEATING TO THE GROUND FLOOR
- LIVING ROOM DINER WITH BI-FOLDING DOORS
- UTILITY ROOM
- LARGE WALK-IN WARDROBE TO PRINCIPAL BEDROOM
- JULIET BALCONY TO BEDROOM 2
- 2X FOUR PIECE FAMILY BATHROOM
- AMPLE OFF-STREET PARKING
- VARIETY OF SECTIONS TO THE REAR ENTERTAINING GARDEN



We are pleased to offer this fantastic 3 bedroom barn conversion, with ideal underfloor heating throughout the ground floor. The property comprises of a living room diner with bi-folding doors to entertaining terrace, kitchen with access to pantry and utility room, bedroom 3/study with door to plant room, principal bedroom with walk-in wardrobe, and a ground floor shower room. There is an additional bedroom to the first floor which enjoys a large loft space and a four piece bathroom. The property is approached via a shingle driveway supplying ample off-street parking, and the entertaining rear garden is split into a variety of sections of entertaining terrace, detached summerhouse, lawn and large block-paved area.







With composite front door opening into:

### **Entrance Hall**

With window to front, stairs rising to first floor landing, inset ceiling downlighting, solid oak flooring with underfloor heating, array of power points, large cloaks cupboard with hanging rail and shelving, doors to rooms.

### **Living Room Diner 18'0" x 14'7"**

With window to rear, bi-folding doors to entertaining terrace and garden beyond, inset ceiling downlighting, solid oak flooring with underfloor heating, TV and power points, large opening into:

### **Kitchen**

Comprising an array of eye and base level cupboards and drawers with complimentary granite worksurface and splashback, 1 1/2 bowl single drainer composite sink unit with mixer tap, free-standing range master with extractor fan over, large recess power and plumbing for fridge-freezer, integrated dishwasher, wine cooler, inset ceiling downlighting and counter display lighting, large storage cupboard, further walk-in pantry with shelving and lighting, tiled flooring with underfloor heating, door through to:

### **Utility Room**

Comprising a workstation with complimentary granite effect rolled worksurface and tiled splashback, single stainless steel sink unit with mixer tap, recess power and plumbing for both washing machine and tumble dryer, inset ceiling downlighting, tiled flooring with underfloor heating, composite panel and obscure glazed door to side, power point, extractor fan.

### **Home Office/Bedroom 3**

With window to front, inset ceiling downlighting, solid oak flooring with underfloor heating, telephone and power points, door through to:

### **Plant Room**

Comprising free-standing oil fired boiler and flue with hot water cylinder, underfloor heating manifold, wall mounted fuseboard and telephone internet system, ceiling lighting, tiled flooring.

### **Bedroom 1 – 17'5" x 11'7"**

With inset ceiling downlighting, fitted carpet with underfloor heating, array of power points, French doors to front, door to:

### **Walk-In Wardrobe 11'0" x 5'9"**

With inset ceiling downlighting and wall-to-wall hanging rails and shelving.

### **Ground Floor Shower Room**

Comprising a fully tiled and glazed walk-in shower with integrated twin-head shower, close coupled WC and Bidet, vanity mounted contemporary wash hand basin with mixer tap, vanity mirror above, full-tiled surround, electric shaving point, inset ceiling downlighting, wall mounted chromium heated towel rail, tiled flooring with underfloor heating.

### **First Floor Landing**

With Velux window to front, inset ceiling downlighting, wall mounted radiator, power points, eaves storage, doors to rooms.

### **Bedroom 2 – 15'7" x 11'4"**

With two Velux windows to front, Juliet balcony overlooking rear garden, inset ceiling downlighting, wall mounted radiator, fitted carpet, array of power points, eaves storage, further door to:

### **Large Walk-In Loft – 18'1" x 11'2"**

Fully boarded with lighting.

### **Family Bathroom**

Comprising a four piece suite of panel enclosed bath with stone surround and splashback, mixer tap with shower attachment over, vanity mounted wash hand basin with mixer tap, matching stone splashback, window overlooking garden, low level WC with integrated flush, a Bidet, inset ceiling downlighting, wall mounted chromium heated towel rail, electric shaving point, extractor fan, tiled flooring.



# OUTSIDE

## The Front

The front of the property is approached via a shingle driveway supplying ample off-street parking, with access to both perimeters, supplying access to:

## Rear Entertaining Garden

Split into a variety of sections of a covered and paved entertaining terrace with brick wall surround and steps up to lawn, with mature hedge and treeline perimeter, with pathway to detached summerhouse enjoying power. There is also a timber shed to the rear of the property, large block-paved area ideal for utility area for hanging washing and greenhouse, outside lighting and water point that can also be found, retained by post and wire fencing.



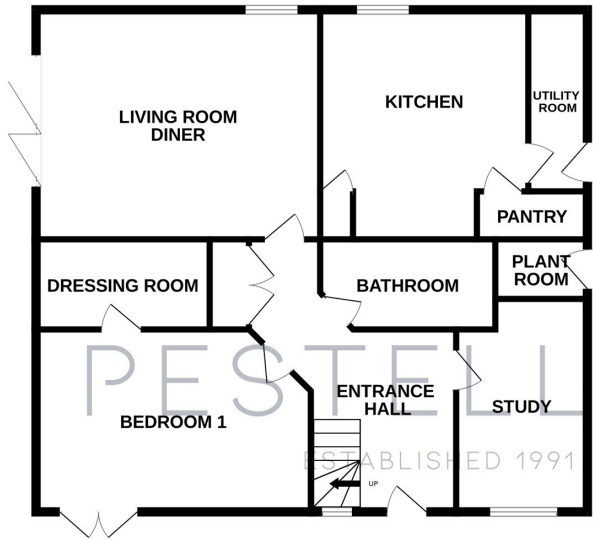


EPC

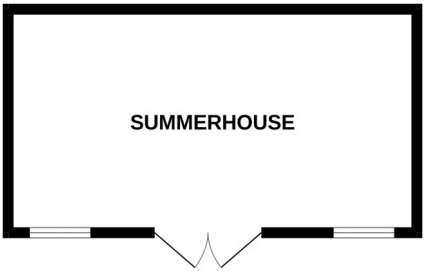
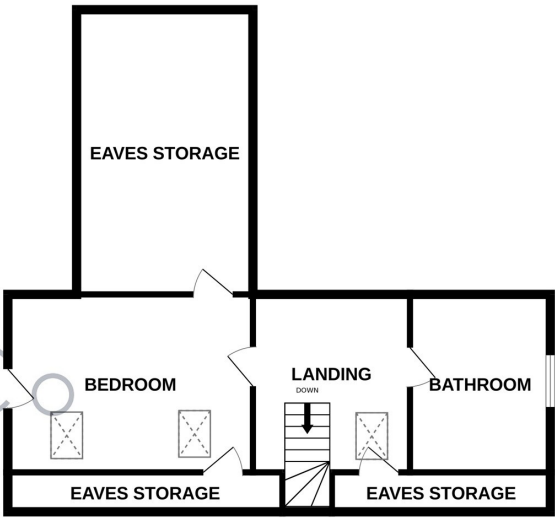
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR  
1385 sq.ft. (128.7 sq.m.) approx.



1ST FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 2063 sq.ft. (191.7 sq.m.) approx.

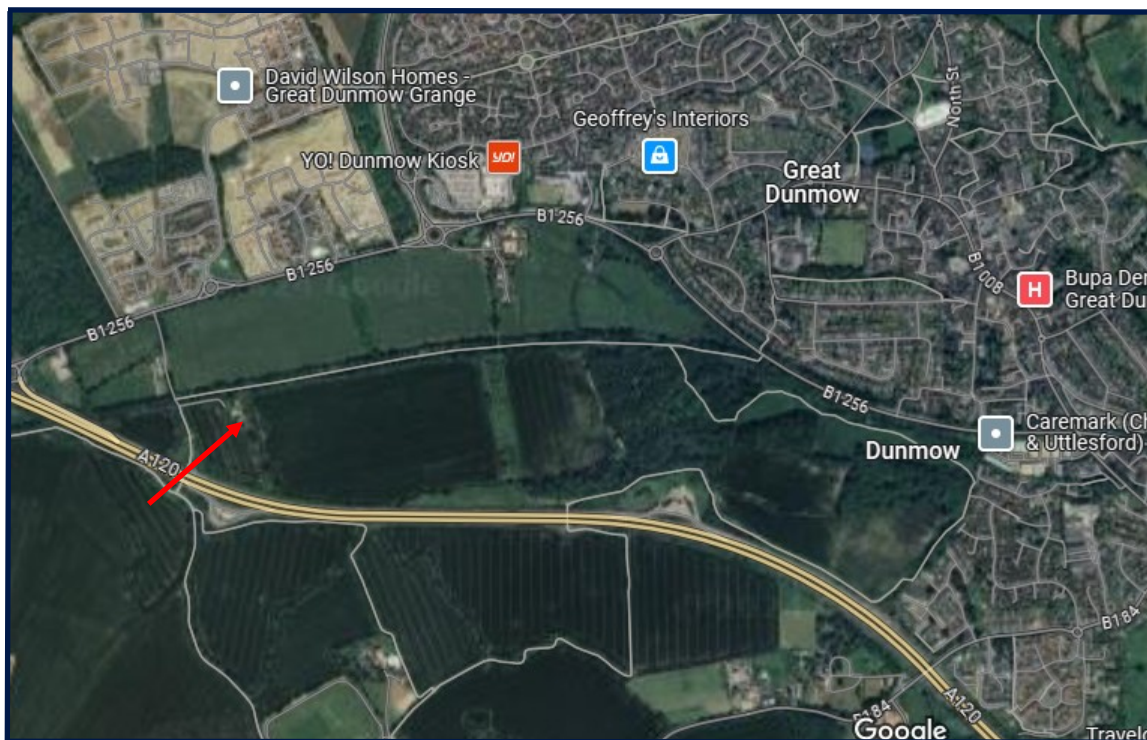
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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

Taylors Barn, Buttleys Lane, Great Dunmow,  
Essex, CM6 1SJ

## COUNCIL TAX BAND

TBC

## SERVICES

Oil fired central heating, private drainage (shared  
by the cottage and 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.



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