



MAYNARD HOUSE, GREAT EASTON

GUIDE PRICE – £310,000

- 1 BEDROOM FIRST FLOOR RETIREMENT APARTMENT
- LARGE DOUBLE BEDROOM
- WHEELCHAIR ACCESSIBLE
- ON SITE RESTAURANT AND LIBRARY
- LARGE LIVING ROOM DINER
- KITCHEN BREAKFAST ROOM
- EN-SUITE TO BEDROOM
- 24HR EMERGENCY SERVICE
- FANTASTIC COMMUNAL GARDENS
- PARKING AVAILABLE

A spacious one double bedroom first floor retirement apartment for the over 55's. This apartment boasts a large living room diner, kitchen breakfast room, a double bedroom and a jack and jill bathroom. Externally the property enjoys beautifully landscaped gardens, an on site restaurant and library, a croquet lawn and ornamental lakeside walks. Viewing of this property is highly recommended.





With oak fire door opening into:

Entrance Hall

With ceiling lighting, smoke detector, telephone entry system, two large built-in storage cupboards containing a wall mounted boiler, wall mounted fuse board, hanging rail and shelving, fitted carpet, and doors to rooms:

Living Room Diner 21'9" x 15'8" max

With ceiling lighting, windows overlooking beautiful communal gardens and ornamental lake, TV, telephone and power points, wall mounted radiator, fitted carpet and opening through to:

Kitchen Breakfast Room 10'9" x 9'2"

Comprising an array of eye and base level cupboards and drawers, complimentary rolled work surfaces, one and a half bowl stainless steel sink unit with mixer tap, integrated NEFF electric hob with extractor over and splash back, integrated NEFF electric oven, integrated fridge freezer, integrated dishwasher, insert ceiling down lighting, lino effect flooring and an array of power points.

Bedroom 12'6" max x 12'2" max

With window overlooking beautiful communal gardens and ornamental lake, fitted double wardrobe with hanging rail and shelving, emergency pull cord to 24 hour assistance, ceiling lighting, fitted carpet, telephone and power points and door opening to:

Jack & Jill Bathroom

Comprising of four piece suite of panel enclosed bath (with assisted bath lift) with mixer tap, shower attachment over and half tiled surround, close coupled w.c. with integrated flush, vanity mounted wash hand basin with mixer tap and cupboard storage under, a fully tiled and glazed shower cubicle, extractor fan, emergency pull cord to 24 hour assistance, insert ceiling down lighting and lino effect flooring.

OUTSIDE

Externals

The property is located within beautifully landscaped gardens and grounds boasting an ornamental lakeside walk, croquet lawn and fantastic views of the countryside beyond.



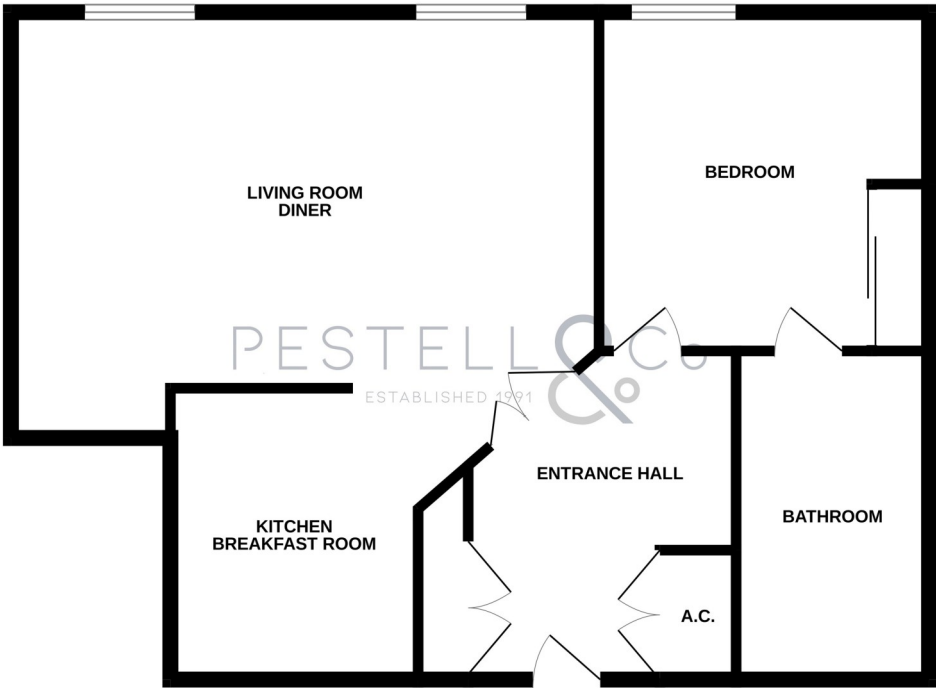
DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA: 788 sq.ft. (73.2 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

Maynard House is situated close to Great Easton Village and a short drive from the market town of Great Dunmow offering all your day to day needs, public houses and restaurant's. With the A120 bypass giving quick and easy access to M11/M25 access points at Bishop's Stortford which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

DIRECTIONS



FULL PROPERTY ADDRESS

19 Maynard House, Dunmow Road, Great Easton, Essex, CM6 2DL

COUNCIL TAX BAND

Band C

SERVICES

Electric storage heating, mains electricity and water

LOCAL AUTHORITY

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

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