



## Barn Conversion: Dunmow

**Guide Price**  
**£1,350,000**

### CHELMSFORD OFFICE

For further information or to arrange  
to view this property please call

**01245 231123**

Outstanding contemporary barn conversion, converted within the last five years with private driveway and secure electronic gate access provides tranquil, flexible living spaces. Comprising 4/5 bedrooms with a stunning first floor Master Suite including a large balcony with panoramic rural views.

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### DETAILS

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**LOCATION**

The property is located off of High Easter Road in the hamlet of Wells Tye Green between the villages of Barnston and High Easter. The location provides panoramic views of surrounding farmland whilst also offering accessible transport links being located within a 7 minute drive of the town of Dunmow and approximately a 5 minute drive of the A120, providing easy access to London Stansted airport within approximately 10 minutes. There is also further access to the M11 Junction 8 within approximately 15 minutes.

Bishops Stortford and Chelmsford railway stations are located within

approximately a 25 minute drive of the property and provide direct rail services to London.

The area also benefits from a number of schools with Felsted Independent School located within 6 miles and Bishops Stortford College within 12 miles.

## **ACCESS**

Access to the property is taken via a private shingle driveway from High Easter Road via a pair of electric security gates.

## **THE PROPERTY**

### *Ground Floor*

- Double height entrance hall with vaulted ceiling and separate storage cupboard.
- Open plan, double height kitchen and living area with vaulted ceiling, floor to ceiling windows, grey painted with tiled flooring throughout with two sets of double glazed bifold doors providing easy access to the garden. The area benefits from a built-in woodburning stove, built in laminated kitchen units with white marble work surfaces and separate island area with underlighting. The kitchen is supplied with a built-in fridge freezer unit, dishwasher, built-in oven and microwave units at eye level and separate induction hobs (8.91m x 8.25m).
- Hallway with tiled flooring and lower level lighting throughout, two storage cupboards and UPVC D/G door to the garden.
- Bedroom 1: (2.57 x 3.6m) - UPVC D/G window to the rear, grey painted with wood effect floor tiles.
- Bathroom: (2.26 x 3.69m) - Tiled marble floor with separate shower cubicle, free standing, double ended bath, UPVC D/G obscured glass window, suspended sink and drawer unit, built-in storage cupboard, heated towel rail.
- Utility: (3.61 x 2.15 m Max) - Grey tiled floor, UPVC D/G Window and door to the rear garden, built-in storage cupboard, built-in white laminate units with grey laminate work surface, stainless steel sink. Washing machine and tumble dryer available by separate negotiation.
- Bedroom 2: (4.32 x 3.68m) - Grey painted with wood effect tiled flooring and UPVC D/G window overlooking the front garden.
- Ensuite: (1.18 x 2.85m) - Grey tiled floors and walls, UPVC D/G window with obscured glass, heated towel rail, toilet, suspended white sink and drawer unit and walk in shower with sliding glass

doors.

- Bedroom 3: (3.19 x 3.63m) - UPVC D/G double doors to the garden, grey painted walls and wood effect tiled floor.
- Ensuite: (1.18 x 2.84m) - Grey tiled walls and flooring, heated towel rail, toilet, suspended white sink and drawer unit, walk-in shower cubicle with sliding glass door.

#### *First Floor*

- Open aspect staircase with grey carpet with glazed balustrades to a seating area overlooking the ground floor living space (6.03 x 1.72m)
- Study / Nursery: (2.34 x 4.35m) - White painted loft conversion style study with loft storage space, UPVC D/G skylight and window, sloped ceiling and grey carpet.
- Bathroom: (3.02 x 2.69m) - Grey tiled floor, white marble effect tiled walls with toilet, white suspended sink and drawer units, towel rail, freestanding, double-ended bath and walk-in shower cubicle with sliding glass door.
- Master Suite: (4.28 x 4.91m) - Walk way with built-in sliding wardrobes leading to a white painted, loft-conversion style bedroom area with grey carpets, sloping ceiling, loft storage space, D/G UPVC full height windows and double door access to a private balcony area with far reaching countryside views.

#### **EXTERNALLY**

The property benefits from a detached double garage with electric doors, electricity and water connections (6.68 x 6.69m).

The property overlooks a wrap around garden with patio seating area, and benefits from a lawn with cultivated garden borders and secure fencing surrounding the property.

#### **LEGAL NOTICE**

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### **VIEWING**

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirlledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

### **JOINT AGENT**

Fine and Country

01245 979777

### **RESTRICTIVE COVENANTS, EASEMENTS AND RIGHTS OF WAY**

The property is sold with any existing Restrictive Covenants, Easements or Rights of Way in place whether mentioned in these details or not.

The owner of the adjacent Straw Barn reserves a right of access to the Straw Barn over the area of the drive hatched on the attached plan. Maintenance costs to be shared by separate negotiation between the owners.

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### **SERVICES**

We understand that mains water and electricity are connected. There is oil fired central heating and private drainage.

There is a full alarm system and security cameras are available.

We understand BT and county broadband are available.

The ground floor living areas benefit from underfloor heating.

### **COUNCIL TAX BAND**

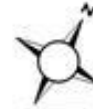
The property is assessed as Council Tax Band G.

### **EPC**

The property is classed as Band C.

### Ground Floor

Approx. 157.0 sq. metres (1690.3 sq. feet)



### First Floor

Approx. 64.2 sq. metres (690.8 sq. feet)



Total area: approx. 221.2 sq. metres (2381.2 sq. feet)

