



## BIRCH COTTAGE, CLAPTON HALL LANE

Dunmow, CM6 1JF

£1,100,000



COMMERCIAL | RESIDENTIAL | LETTINGS

[www.jamesandco.net](http://www.jamesandco.net)

- Private Development of only Five Executive Detached Homes
- 5 Bedrooms with Three Bathrooms
- All Plots with Double Garages and Parking
- Underfloor Heating to the Ground Floor
- Air Source Heat Pump & Solar Panels - EPC rating of 'B'
- Quality Kitchen with Stone Worktops fitted Appliances
- Traditionally Built using Brick & Block Construction





## Property Description

### **BIRCH COTTAGE - CLAPTON HALL LANE**

\*\* ONLY TWO REMAINING \*\* \*\* NOW FULLY CARPETED \*\*

Birch Cottage is a well positioned plot situated in the corner of this prestigious development along a country lane and benefiting from a tucked away position. The gardens face southerly and westerly and will be turfed. Plot 2 is circa 3037 sq ft including the double garage.

This detached five bedroom home benefits from two spacious reception areas with a large open plan style kitchen/family room which has been well designed to incorporate stone worktops and is fully fitted with integrated appliances together with a separate utility Room.

The heating is via a 'Air Source' heat pump which gives the property an impressive 'B' rating on the EPC with underfloor heating to the ground floor and efficient radiators to the first floor, there are also solar panels adding to the efficiency.

All plots come with double garages with electric up and over doors and there are sockets to assist car charging points.

### **THE DEVELOPMENT**

This private development consists of only five detached executive homes and is situated along a country lane location on the 'Cusp of Dunmow'.

Great Dunmow is an ancient Flich town and is particularly a popular location with commuters, situated between Bishop's

Stortford, Braintree and Chelmsford.

Road travel to London is well serviced by the M11 (Junction 8) which is easily accessed by the A120 bypass, which also links to London Stansted Airport and the Stansted Express (5 miles) with a rail service to London Liverpool Street in approximately 35 minutes.

There are a number of schools in the area including Felsted Private School (within 4.5 miles), New Hall Independent School (within 13 miles) Bishop's Stortford College (10.6 miles), two outstanding schools in Chelmsford: Chelmsford County High School for Girls and King Edward VI Grammar School (both within around 13 miles) and Chelmsford County High School for Girls (12.7 miles).

Great Dunmow enjoys quality shopping and schooling facilities and is itself a thriving town. Chelmsford city has a wider variety of shops with a pedestrianised centre, together with an area known as Bond Street which includes John Lewis and many other independent and quality branded shops.

Bishop's Stortford - 10 miles (London Liverpool Street from 38 minutes, Cambridge from 30 minutes), Chelmsford - 14.7 miles, Stansted Airport - 7.7 miles. (Distances and times are approximate).

#### **THE DEVELOPER**

Shire Hall Homes have been established locally for over 20 years, building many of the high quality individual new houses and small new home developments in the area.

All homes are covered with ten year Build Zone structural guarantee which includes a two year defects period. Shire Hall Homes offers a comprehensive snagging service as you settle in to your new home to ensure you settle in .

#### **GENERAL SPECIFICATION FOR ALL PLOTS**

##### **INCOMING SERVICES**

Electric meter: to be installed as agreed with UK Power.

Water meter: located as agreed with Affinity Water. Stop valve tbc

Telephone & internet point : as agreed with Openreach. New owner to contact preferred supplier.

Underfloor heating throughout ground floor

All plots are made ready with a socket for an electric car

charging unit.

Openreach are providing an FTTP service which is fibre broadband wired to each home.

A plan of approximate service routes will be confirmed in Homeowner Pack

##### **CONSTRUCTION**

Each property is traditionally built with blocks and bricks with either render and/or weatherboard cladding.

Air pressure testing. Each property will be tested for energy efficiency for the EPC.

Roofing Roofs are to be trussed and covered with tiles or slates.

Gutters and rainwater pipes will be black plastic.







External joinery All external doors and windows to be fully weather stripped and airtight.  
To be white and chosen to meet sound insulation and air tight insulation criteria.

Glazing All external glazing is to consist of the latest double glazed, gas filled units to meet sound and insulation criteria.

#### INTERNAL FITTINGS & FINISHES

Walls to be finished with skimmed plaster.

Ground floor screed is to be finished with a smooth trowelled surface.

Ceilings and walls to be finished with white matt emulsion paint. Skirtings and architrave to be 110mm and 60mm respectively and finished with white satin eggshell.

Internal room doors to be moulded panel doors throughout either wood effect or satin white painted finish. Double doors to be fitted where shown. Wardrobes if provided have full width upper shelf and hanging rail.

Ironmongery : All door furniture to be brushed chrome finish.

#### Kitchen/Utility Units and Appliances

General Kitchen plans will be provided with adjustments due to final measurements.

Cupboards to be shaker style. Worktops to be wood and/or quartz with butler or stainless under counter sink in kitchen. Appliances to be integrated and to be AEG or similar where possible but subject to availability and size requirements. Eye level ovens where possible, induction hob, extractor, tall

fridge or 70/30 fridge/freezer, wine cooler, dishwasher. Tall freezer in utility. Space provided and connections available for washing machine & tumble dryer..

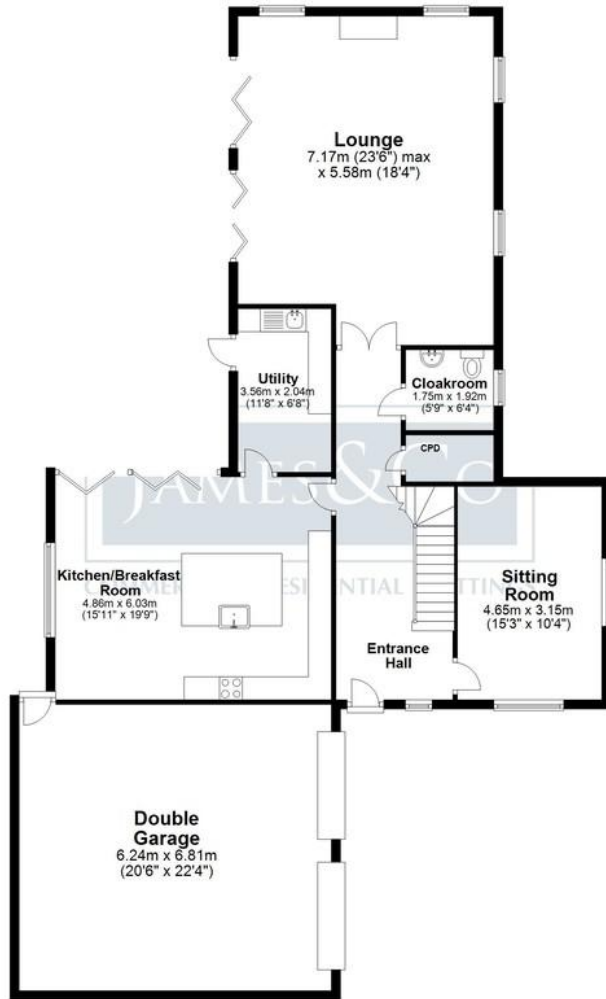
Staircase to have oak moulded handrail and newel caps with glass balustrade and brushed chrome fittings.

Wall tiles Cloakroom – tiled to half height finishing on full tile. Bathroom and ensuite shower cubicles fully tiled and elsewhere half tiled to incorporate splashback for basin. Rooms where walls are sloped will be managed appropriately. Wall tile size to be no bigger than 30x60cm.

#### Floor tiles

Bathroom, shower rooms, kitchen and ground floor cloakroom fitted with 60x60cm or similar size tile.

**Ground Floor**  
Approx. 156.5 sq. metres (1684.8 sq. feet)



**First Floor**  
Approx. 125.7 sq. metres (1353.0 sq. feet)



Total area: approx. 282.2 sq. metres (3037.8 sq. feet)

The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact. Plan produced using PlanUp.

**COUNCIL TAX BAND**

Tax band

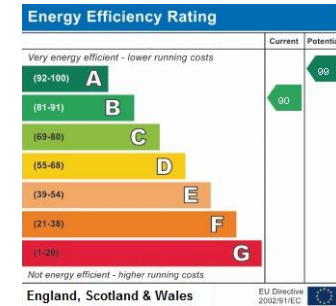
**TENURE**

Freehold

**LOCAL AUTHORITY**

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



4 Stortford Road, Dunmow, Essex, CM6 1DA

01371 876678

info@jamesandco.net

www.jamesandco.net

