



## MARTELS COTTAGE, HIGH EASTER ROAD

Barnston, Dunmow, CM6 1NB

OFFERS IN EXCESS OF £450,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Idyllic Country Cottage
- Surrounded by Farmland
- Three Bedrooms
- Two Receptions
- Lovely Plot - Ample Parking
- Ground Floor Cloakroom
- Small Brick Outbuilding
- No Onward Chain







## Property Description

### THE PROPERTY

A superbly situated three bedroom country cottage within an idyllic position surrounded by farmland and down a farm track. Some modernisation and improvement required.

### PROPERTY INFORMATION

Freehold.  
Oil Fired Heating.  
Private Drainage.  
EPC - E  
Council Tax Band - C

### THE LOCATION

This idyllic country property is situated along a country lane surrounded by farmland yet within close distance to the village of Barnston and a short drive away to the market town of Dunmow.

Barnston is an Essex village which lies approximately 2 miles south-east of the busy town of Great Dunmow which offers a comprehensive range of amenities, with a superstore, shops, public houses, restaurants and schooling for all age groups and is also within easy access to the acclaimed Felsted School.

The larger towns of Bishop's Stortford and Chelmsford are approximately 12 miles away. For commuters by car, there is easy access to the A120, leading to the J8 of the M11 and Stansted's International Airport is less than 8 miles away.

The bus service is also exceptional with almost round the clock service to and from Chelmsford, Stansted and Dunmow.

### GROUND FLOOR

#### LOUNGE/DINER

13' 1" x 12' 5" (4.00m x 3.80m)

#### KITCHEN

10' 5" x 9' 10" (3.20m x 3.00m)

#### UTILITY ROOM

8' 3" x 7' 3" (2.53m x 2.23m)

### STUDY

9' 10" x 7' 3" (3.00m x 2.23m)

### CLOAKROOM

### FIRST FLOOR

### LANDING

### BEDROOM 1

12' 11" x 12' 0" (3.95m x 3.68m)

### BEDROOM 2

9' 10" x 9' 7" (3.00m x 2.94m)

### BEDROOM 3

10' 5" x 7' 6" (3.19m x 2.29m)

### BATHROOM

### OUTSIDE

The property has a lovely garden laid mainly to lawn surrounded by countryside with ample off street parking.

Two outbuildings.







## COUNCIL TAX BAND

Tax band C

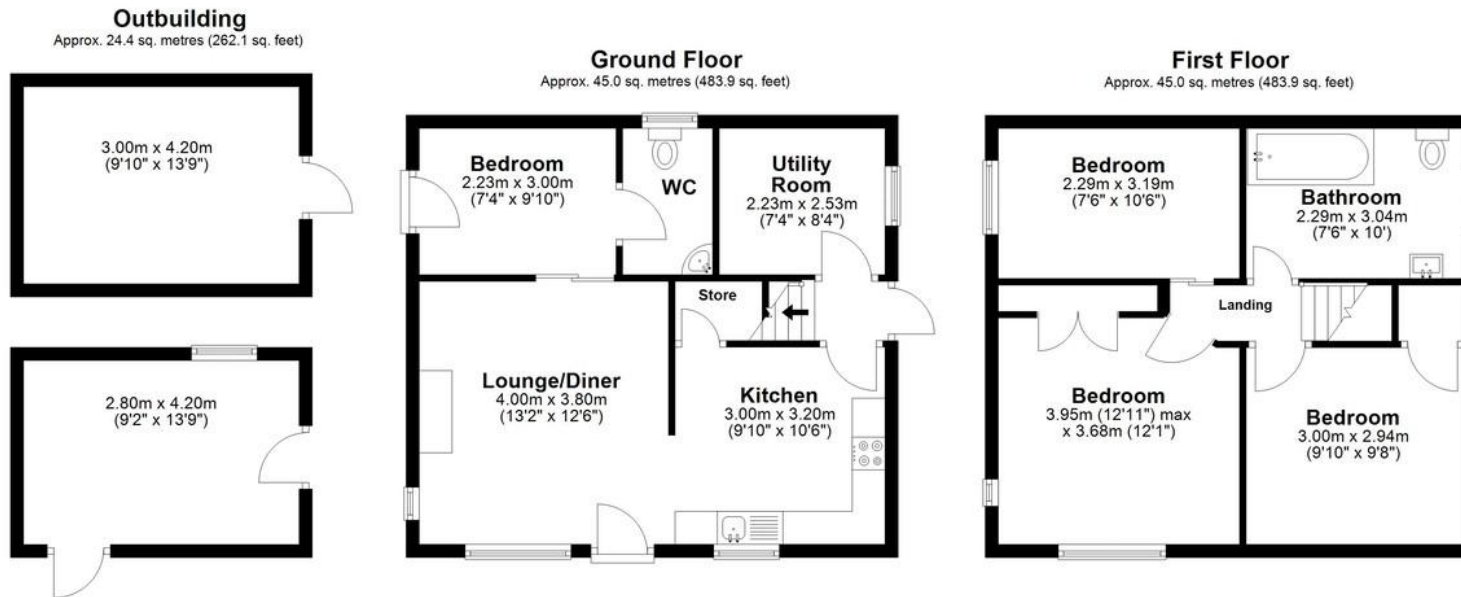
## TENURE

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 are 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



Total area: approx. 114.3 sq. metres (1229.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Barnston**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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