



## MARTELS GATE, HIGH EASTER ROAD

Barnston, Dunmow, CM6 1NB

OFFERS IN REGION OF £650,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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

- Detached Country Property
- Huge Potential To Extend or Develop
- Four Bedrooms and Two Bathrooms
- Ample Parking
- Four Reception Rooms
- Offered Chain Free
- Superb Location
- Country Location yet Short Drive to Dunmow





## Property Description

### THE PROPERTY

Detached country property offering heaps of potential to extend or develop. Impressive property situated within a superb position within a large plot. No onward chain.

Freehold  
Oil Fired Heating  
Private Drainage System  
Council Tax band F  
EPC E

### 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.

### ENTRANCE HALL

### LOUNGE

19' 1" x 11' 9" (5.82m x 3.60m)

### STUDY

12' 0" x 9' 7" (3.67m x 2.93m)

### DINING ROOM

9' 1" x 12' 7" (2.79m x 3.84m)

### SITTING ROOM

19' 1" x 13' 7" (5.82m x 4.15m)



#### REAR PORCH

#### KITCHEN

28' 5" x 8' 3" (8.68m x 2.53m)

#### SHOWER ROOM

#### SIDE LOBBY

#### FIRST FLOOR

#### LANDING

#### BEDROOM 1

12' 7" x 11' 10" (3.85m x 3.61m)

#### BEDROOM 2

13' 3" x 8' 10" (4.04m x 2.71m)

#### BEDROOM 3

13' 0" x 8' 10" (3.98m x 2.71m)

#### BEDROOM 4

13' 8" x 7' 7" (4.18m x 2.32m)

#### BATHROOM

#### OUTSIDE

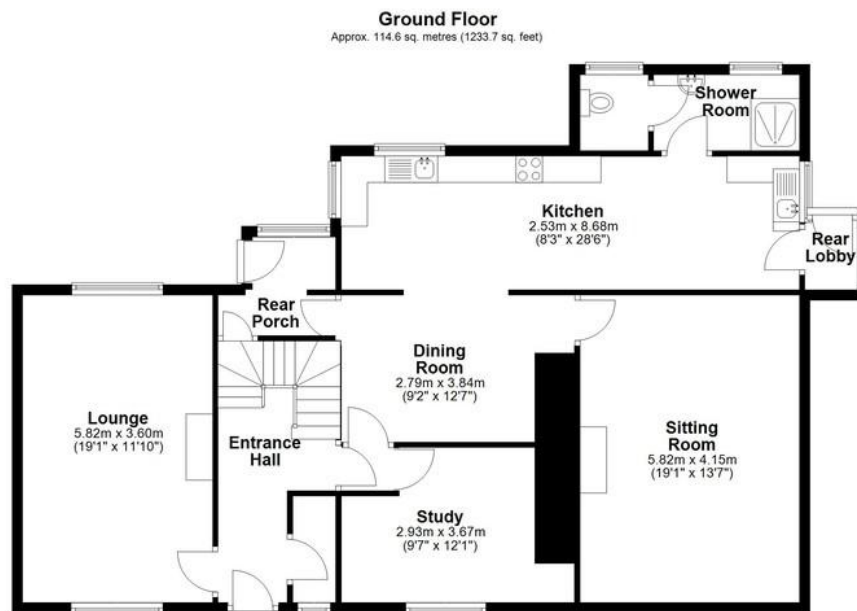
Large plot with front, rear and side garden.











Total area: approx. 188.1 sq. metres (2025.2 sq. feet)

## COUNCIL TAX BAND

Tax band F

## 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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