



MEADOWSIDE, CHURCH END

Stebbing, Dunmow, CM6 3SW

OFFERS IN EXCESS OF £350,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Listed Period Cottage
- Two Bedrooms plus Study Area
- Living Room with Cast Iron Stove
- Kitchen / Diner
- Ground Floor Cloakroom
- Gated Off Street Parking
- Lovely Sized Rear Garden
- Picturesque Setting Near the Church





Property Description

THE PROPERTY

Listed period cottage offering spacious accommodation within a picturesque setting within this highly regarded historic village.

Freehold
Grade 2 Listed
All services connected
Council Tax band E
EPC Exempt

Listing entry :

Cottage C18 or earlier. Timber framed and plastered. Grey slate roof. 2 storeys. Mainly 3 window range of small paned

casements. A ½ glazed entrance to extreme left and a plain board door with small canopy and brackets. Plastered chimney stack to right.

THE LOCATION

Being surrounded by the countryside offers a lovely sense of seclusion, however the world famous destinations and distinguished educational opportunities within close range of Stebbing are remarkable. With the nationally renowned Felsted School and all the attractions of acclaimed Cambridge – 3 and 30 miles away respectively – as well as a host of other celebrated schools in the area, there really is a wealth of prospects at your fingertips.

Those with young families will be delighted to find the well

respected Stebbing Primary School close-by, and the Patricia Pilgrim Nursery is just over a mile outside the village in Stebbing Green. Other educational options are just a short drive away in Great Dunmow, Rayne, Braintree and of course Felsted.

Felsted School – one of Essex's most prestigious independent educational establishments, and winner of 'Boarding School of the Year' is only moments away, offering children from pre-prep through to sixth form a first class all round education for both boarders and day attendees. Having recently received the highest grade of 'Excellent' from the Independent Schools Inspectorate for both academic achievement and personal development, it really does provide a fabulous close-by opportunity for learning.

Chelmsford just over 10 miles from home, is also known for the exceptional standard of education offered at both King Edward VI Grammar School and Chelmsford County High School for girls – both rated 'Outstanding' across the board by Ofsted. Meanwhile The Helena Romanes School and Sixth Form in Great Dunmow has earned a reputation for its strong sense of values and rigorous curriculum.

Stebbing is conveniently connected to the area's fast and easy travel routes – ensuring everything the wider surrounding region has to offer is within easy reach. From home, it's just a short distance to the A120, which connects you easily with the M11 for the prestigious city of Cambridge and onwards to the Midlands and the North via the A14 and A1(M). To the South, you can reach the M25 in half an hour and London's North Circular road is approximately 10

minutes further.

LOUNGE

16' 6" x 11' 5" (5.04m x 3.50m)

INNER HALLWAY

CLOAKROOM

KITCHEN/DINER

18' 1" x 10' 6" (5.53m x 3.21m)

FIRST FLOOR

LANDING / STUDY AREA

11' 1" x 8' 3" (3.40m x 2.54m)

BEDROOM 1

11' 8" x 11' 7" (3.56m x 3.54m)

BEDROOM 2

11' 5" x 11' 1" (3.50m x 3.40m)

BATHROOM

OUTSIDE

The cottage benefits from casual parking to the front with gates leading to the rear and offers further parking and patio area with the remainder laid to lawn with mature flowers and shrubs.





COUNCIL TAX BAND

Tax band E

TENURE

Freehold

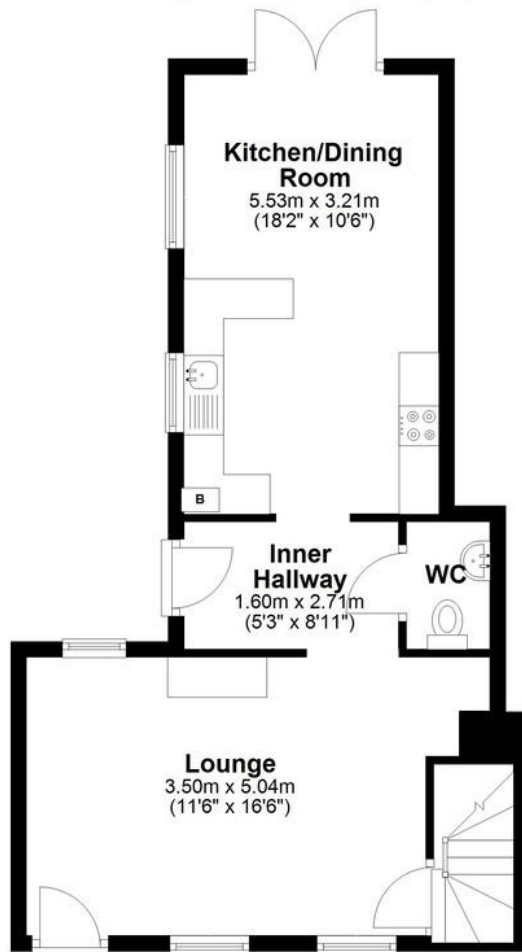
LOCAL AUTHORITY

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

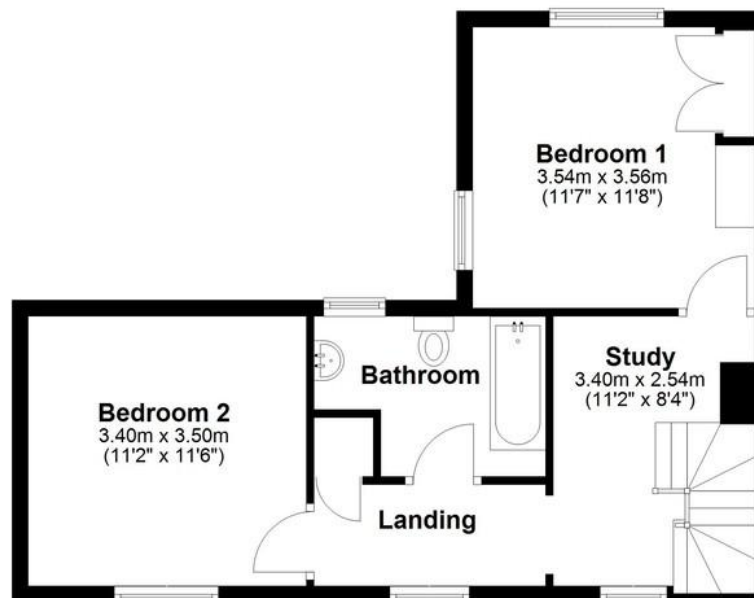
Ground Floor

Approx. 45.5 sq. metres (489.4 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.3 sq. feet)



Total area: approx. 89.5 sq. metres (963.8 sq. feet)

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