



## ROSE COTTAGE, BROWNS END ROAD

Dunmow, CM6 2BE

£850,000

- Brand New Detached Home
- Four Bedrooms with Master En Suite
- Surrounded By Country/Farmland Views
- Quality Fitted Kitchen / Family Area
- Separate Utility and Cloakroom
- Lounge with Fireplace
- Lovely Garden with Mature Shrubs and Hedges
- Double Cart Lodge and Ample Parking

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## Property Description

### THE PROPERTY

This stunning country property built to a high specification and set within a large south westerly plot overlooking and backing onto farmland. Situated along a country lane just on the outskirts of Dunmow.

Built to a high standard with LWF on the majority of the ground floor and carpets to the first floor. Fitted luxury kitchen.

### THE LOCATION

The property is surrounded by countryside and has a variety of mature shrub and tree borders. The popular village of

Broxted is a short distance away benefiting from a popular public house and offers plenty of country walk.

Great Easton is an historic north Essex village located approximately two miles north of Great Dunmow which has respectable range of shopping facilities, fine restaurants and public houses.

This sought after village benefits from a public house and a variety of pretty walks over open countryside.

The larger towns of Dunmow and Bishops Stortford all lie within easy driving distance and have a more comprehensive range of leisure facilities. Direct rail connection from either Bishops Stortford or Chelmsford to London Liverpool Street takes approximately 38 minutes.

In addition, the excellent road connections can all be accessed via the A120 and the M11. The area has a superb choice of both state and private schools at both junior and senior level.

### ENTRANCE HALL

### CLOAKROOM

### LOUNGE

5.40m (17'9") x 4.63m (15'2")

### STUDY

4.51m (14'9") x 2.75m (9')

**KITCHEN/ BREAKFAST ROOM**

6.38m (20'11") x 4.59m (15'1") max

4.70m (15'5") x 4.36m (14'4")

Air Source Heat Pump

**UTILITY ROOM**

3.94m (12'11") max x 2.24m (7'4")

Private Drainage

**BEDROOM 3**

4.51m (14'9") x 2.75m (9')

Council Tax Band - F

**FIRST FLOOR**

EPC - C

**LANDING****BATHROOM****BEDROOM 1**

5.14m (16'10") x 4.71m (15'5")

**OUTSIDE**

The property sits well within this large south/westerly facing plot. Double Cart Lodge with ample driveway parking.

**EN SUITE****PROPERTY INFORMATION**

Freehold.

**BEDROOM 2**





## COUNCIL TAX BAND

Tax band F

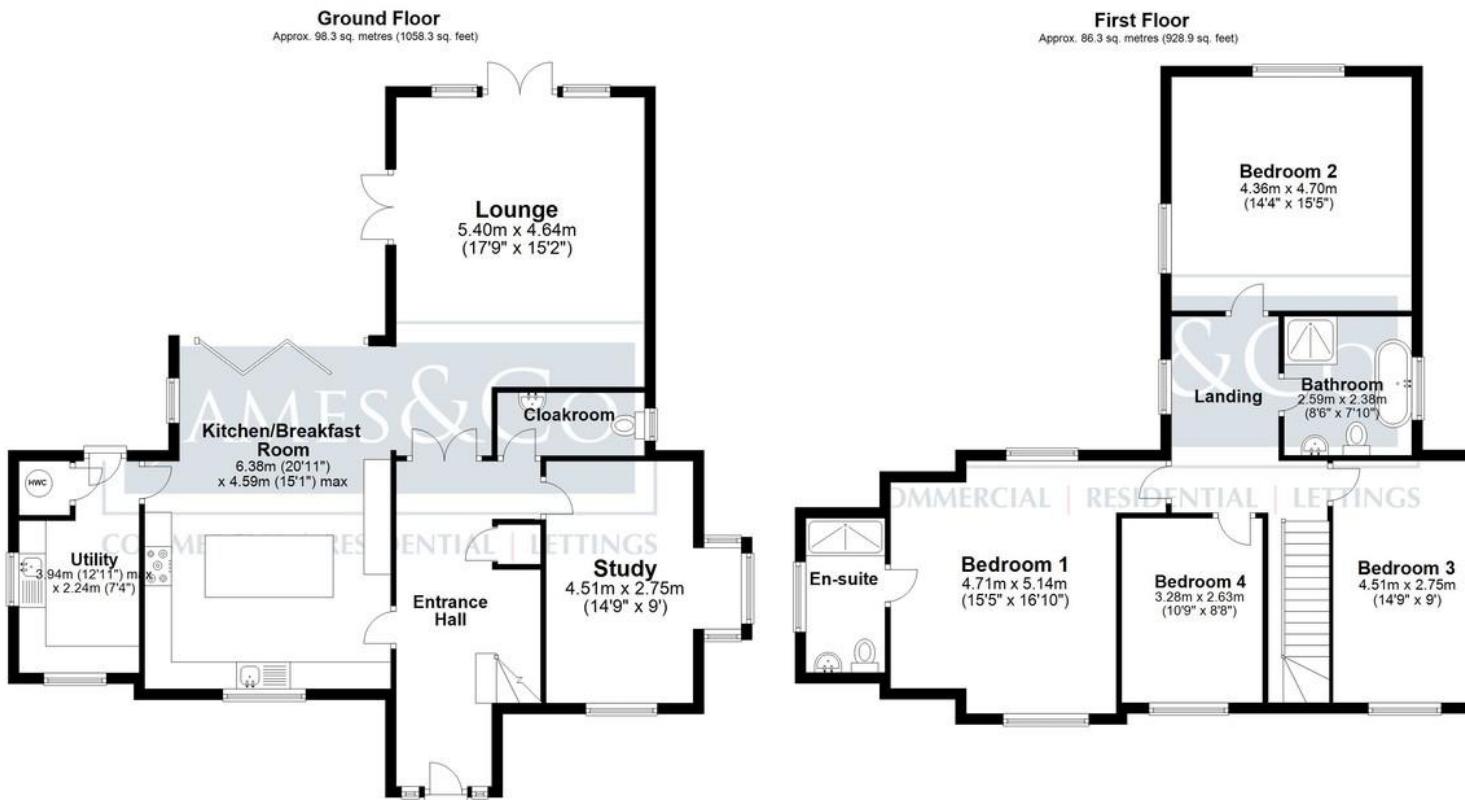
## TENURE

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



Total area: approx. 184.6 sq. metres (1987.1 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.

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



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