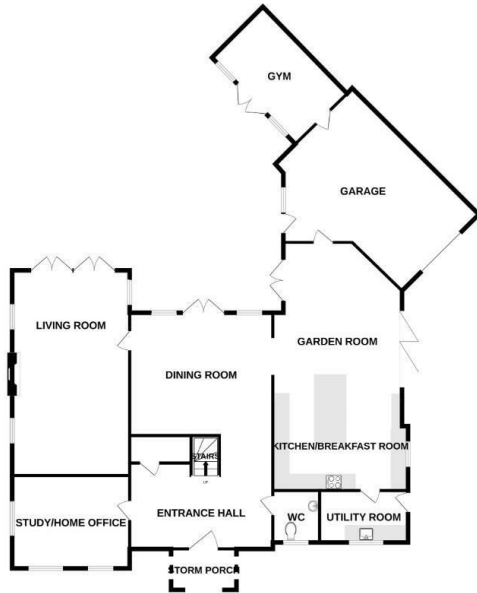
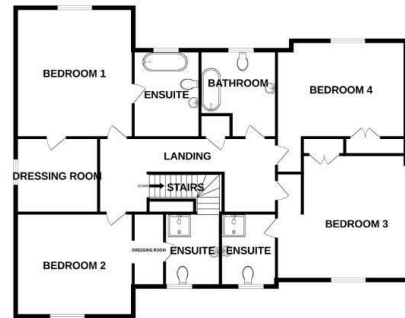


GROUND FLOOR
2351 sq.ft. (218.4 sq.m.) approx.



1ST FLOOR
1714 sq.ft. (159.2 sq.m.) approx.



TOTAL FLOOR AREA : 4064 sq.ft. (377.6 sq.m.) approx.
Made with Metropix ©2023



ST CIBI PLACE, DUNMOW

£950,000

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ST CIBI PLACE, DUNMOW

£950,000

- Four/Five Bedrooms & Four Bathrooms
- Oversized Garage With Adjoined Gym
- Enclosed Rear Garden
- Expansive Accommodation Measuring Approximately 4064Sq. Ft.
- Water Tight Property with Internal Finishing Required
- Detached Executive Home
- Driveway Parking
- Flexible Living Layout
- High Specification Finish
- Walking Distance To Town Centre

*** Watertight stage ready for internal finishing*** Located on a bespoke new build development in the thriving market town of Great Dunmow is this opportunity to finish constructing your dream home alongside the highly regarded developer "Pelham Structures. The current design offers 4064Sq. Ft. of expansive accommodation over two floors with a flexible layout and an abundance of natural light. Externally the property will offer a oversized garage with adjoined gym, driveway parking & a landscaped rear garden. Pelham Structures have been building luxury developments locally for over thirty years with sustainable building methods and high specification finishes. Please feel free to contact Daniel Brewer Estate Agents to discuss the process in more detail.

Proposed Accommodation

Entrance Hall
Dining Room :- 18'5" x 16'0" (5.62m x 4.9m)
Study/Home Office :- 15'3" x 12'0" (4.66 x 3.68)
Living Room :- 26'7" x 15'3" (8.11m x 4.66m)
Kitchen/Dining/Garden Room :- 32'0" x 17'6" (9.77m x 5.35m)

Utility Room :- 11'6" x 6'7" (3.5m x 2.01m)
Cloakroom
Gym :- 15'8" x 9'5" (4.75m x 2.88m)
First Floor Landing
Principal Bedroom :- 16'8" x 15'3" (5.09m x 4.66m)
Dressing Room :- 10'8" x 10'0" (3.27m x 3.07m)
En-Suite
Bedroom Two :- 15'3" x 13'4" (4.66m x 4.08m)
Dressing Area
En-Suite
Bedroom Three :- 17'4" x 15'10" (5.3m x 4.83m)
En-Suite
Bedroom Four :- 15'5" x 12'1" (4.7m x 3.7m)
Family Bathroom

Design & Build Process

Working alongside Pelham Structures and in house architects will enable you to have the flexibility to alter the layout and be guided through the design process. You will have the necessary input to finish your bespoke family home to the desired style. This unique opportunity really delivers a stress free option to building the perfect property.

About Pelham Structures Limited

Established in 1993 PSL is a local family-run

property developer, that over the past 30 years has established a reputation for building attractive bespoke homes.

Based in Butts Green, Saffron Walden they primarily operate within a 30 mile radius of their base, with a focus on delivering high quality developments that reflect the local vernacular. Their ambition is always to provide developments that are sympathetic to the character of the area and assimilate well into their surroundings.

Pelham Structures originated as a Timber Frame manufacture specialising in offsite construction, which helps ensure build quality and reduces the construction period. This still forms a core part of their business and all of their homes are built using timber frames, manufactured in Butts Green, Clavering, where they have just constructed a new factory to increase the amount of work that is done offsite. This enables them to start and deliver units on site quickly.

Subject to the approval of this application it is the intention that PSL will construct all the infrastructure and roads required to service the individual plots.

PSL will work with each plot purchaser to

design a beautiful bespoke home to fit their specific requirements, following which they will be constructing the foundations to oversee/‘Golden Brick’.

Once foundations are complete the self builder will then be able to undertake their own build. However, PSL appreciate that self-builders may need a degree of support to enable them to complete the build and will also be offering purchasers the following options:

- Timber Frame Kit: PSL will supply and erect the timber frame.
- Watertight Shell: PSL will build the body of the structure and the purchaser will then complete the internal fit out themselves.
- Complete Build: PSL will build the property completely to the design requirements of the purchaser.

Agents Notes

The internal images are for illustrative purposes only. These are of previous finished properties built by the developer. Please note this property has been constructed but not internally finished.

ST CIBI PLACE, DUNMOW

£950,000

