

# DANIEL BREWER

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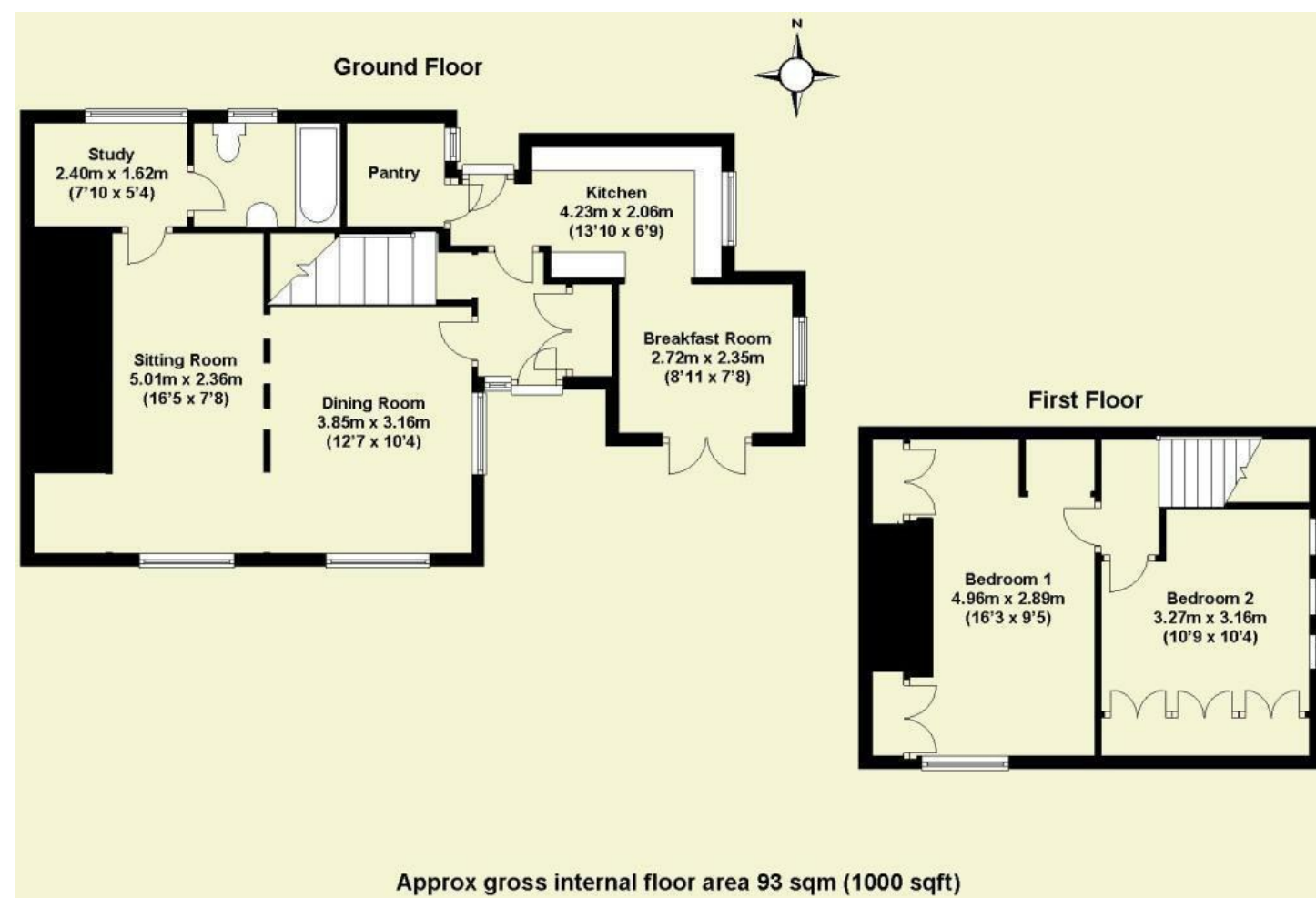
**CLOGHAMS GREEN, HIGH EASTER ROAD, LEADEN RODING,  
OFFERS OVER £500,000**





**CLOGHAMS GREEN, HIGH EASTER ROAD  
LEADEN RODING**

Set within approximately a third of an acre overlooking the village cricket pitch is this beautiful three bedroom semi-detached Grade II Listed thatched cottage. The ground floor accommodation comprises:- sitting room, dining room, kitchen/breakfast room, study, bathroom and entrance hall. On the first floor are two double bedrooms. Externally the property boasts generous gardens, a single garage, driveway parking and a detached outbuilding.







- Two Double Bedrooms
- Semi-Detached Grade II Listed Cottage
- Approximately Third Of An Acre
- Views Over The Village Cricket Pitch
- Single Garage & Driveway Parking
- Outbuilding
- Two Receptions
- Kitchen/Breakfast Room
- Study
- Bathroom

### Entrance Hall

Window to front aspect, built-in double wardrobe, power points, exposed timbers, stairs rising to the first floor landing, doors to.

### Dining Room

12'7" x 10'4" (3.84m x 3.15m)

Windows to multiple aspects, exposed timbers, exposed floorboards, radiator, power points, opening to.

### Sitting Room

16'5" x 7'8" (5.00m x 2.34m)

Window to front aspect, exposed timbers, exposed floorboards, feature Inglenook fireplace with wood burning stove & character bread oven, radiator, power points, door to.

### Study

7'10" x 5'4" (2.39m x 1.63m)

Window to rear aspect, exposed timbers, wood effect flooring, power points, shelving.

### Bathroom

Window to rear aspect, enclosed bath with mixer taps, wash hand basin, W.C.

### Kitchen

13'10" x 6'9" (4.22m x 2.06m)

Window to side aspect, base and eye level units with complimentary working surfaces over, space for range cooker, inset sink with drainer unit, space for fridge/freezer, door to pantry, part tiled walls, wood effect flooring, opening to.







**Breakfast Room**

8'11" x 7'8" (2.72m x 2.34m)

Window to side aspect, radiator, wood effect flooring, power points, French doors leading to the garden.

**First Floor Landing**

Doors to.

**Bedroom One**

16'3" x 9'5" (4.95m x 2.87m)

Window to front aspect, exposed brickwork, exposed timbers, exposed floorboards, power points.

**Bedroom Two**

10'9" x 10'4" (3.28m x 3.15m)

Window to side aspect, exposed timbers, built-in storage, radiator, power points.

**Gardens**

The gardens measure approximately a third of an acre which is mainly lawn with a variety of mature shrubs & trees. The garden further benefits from a covered seating area, wood stores and a outbuilding measuring 4.6m x 2.19m.

**Single Garage & Driveway Parking**

To the front of the property is a single garage with a parking area. The property benefits from parking for two vehicles at the end of the lane.

