

DANIEL BREWER
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only. The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.



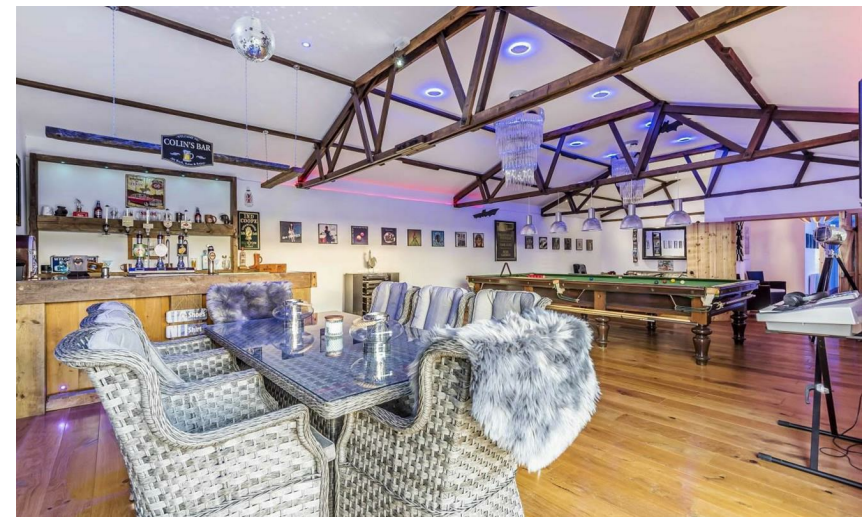
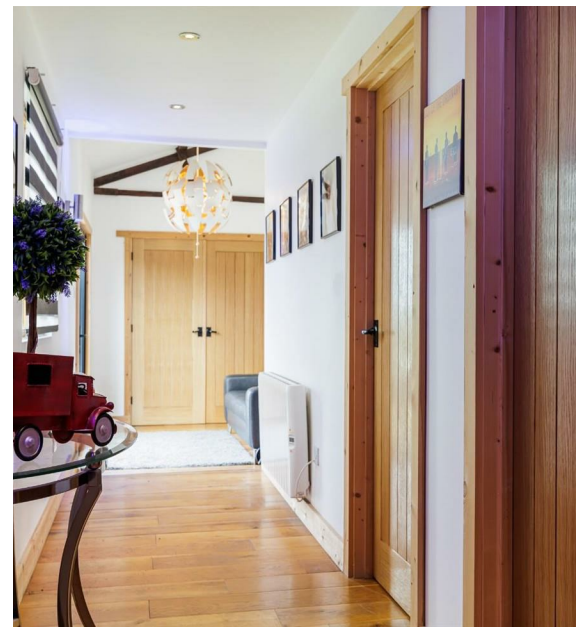
Daniel Brewer

51 High Street
Great Dunmow
Essex, CM6 1AE

Telephone • 01371 856585
Website • www.danielbrewer.co.uk
E-mail • info@danielbrewer.co.uk

STORTFORD ROAD, LEADEN RODING, DUNMOW

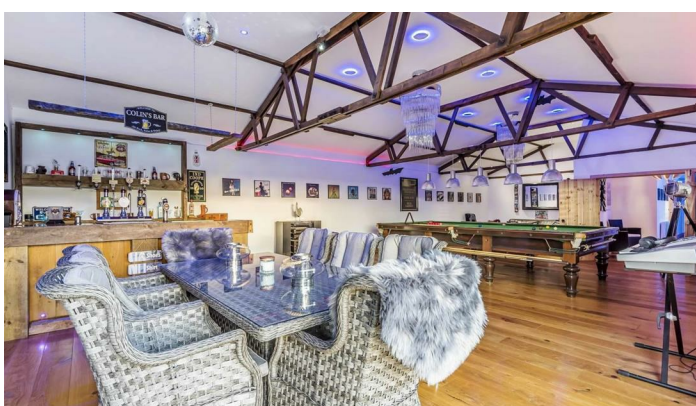
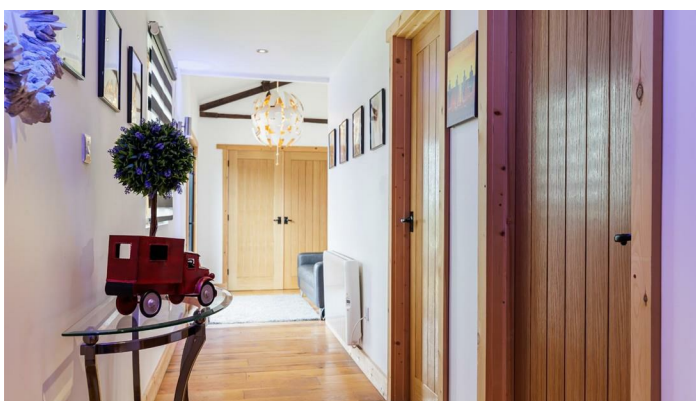
OFFERS OVER £1,050,000



**STORTFORD ROAD
LEADEN RODING
DUNMOW**

Set within approximately a third of an acre in a gated complex is this immaculate two bedroom barn conversion with a 2,000 sq. ft. additional barn with multi purpose use. The main barn accommodation comprises:- lounge/dining room, kitchen and two double bedrooms with en-suite facilities. The secondary barn accommodation comprises:- generous entertaining area, two additional rooms, shower room, store room, double bay cart lodge and single garage. Externally the property further benefits from a generous rear garden overlooking open farmland and a gated driveway.





- Two Double Bedrooms With Additional Annexe
- Barn Conversion
- Additional 2,000 Sq. Ft. Barn
- Approximately Third Of An Acre
- Gated Complex
- Generous Entertaining Accommodation
- Gated Driveway With Garage & Cart Lodge
- Viewing Advised
- Period Features
- Countryside Views

Main Barn Accommodation

The well-proportioned accommodation flows across one level with a wealth of period features and an abundance of natural light throughout. The vaulted lounge/dining room offers a flexible layout with views over the main gardens and far reaching countryside. Situated off the lounge/dining room is a fully fitted kitchen/breakfast room with solid Oak working surfaces and integrated appliances. An inner hallway is accessed via steps from the lounge/dining room and provides privacy to the bedrooms & bathrooms. The principal bedroom is of a generous size with a vaulted ceiling and recently refitted en-suite. The second bedroom is steeped in character with exposed brickwork, exposed timbers and vaulted ceiling. The second bedroom further benefits from an en-suite shower room.

Secondary Barn Accommodation

The secondary barn is currently used as additional entertaining space comprising of a 30ft games room with bar area and bi fold doors opening onto a decked terrace area. A further two rooms and a shower room are located off the inner hallway offering further usable space. The two rooms are currently being used as guest bedrooms.

Double Cart Lodge, Single Garage & Gated Driveway

Attached to the secondary barn is a double cart lodge with single garage and a store room. An electric gate provides access to the private shingle driveway and double cart lodge with adjoining garage.





Gardens

To the rear of the property is an extensive decked terrace area leading to the remainder lawn with stunning views over open countryside. The garden further benefits from an additional patio area, a variety of mature trees, a five bar timber gate to the rear and is fully enclosed by post & rail fencing.

Agents Notes

The main barn benefits from oil fired central heating with underfloor heating throughout and a integrated speaker system throughout. The drainage for the property is a shared treatment plant between the five properties. The main barn is fully alarmed.

