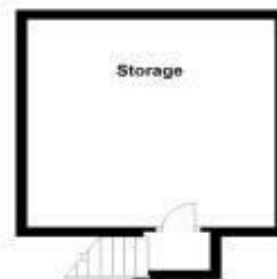
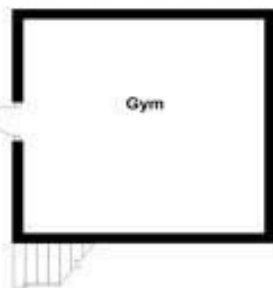


# DANIEL BREWER

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**Dovecote**

Total area: approx. 40.1 sq. metres (432.0 sq. feet)

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**MAIN ROAD, FORD END, CHELMSFORD**

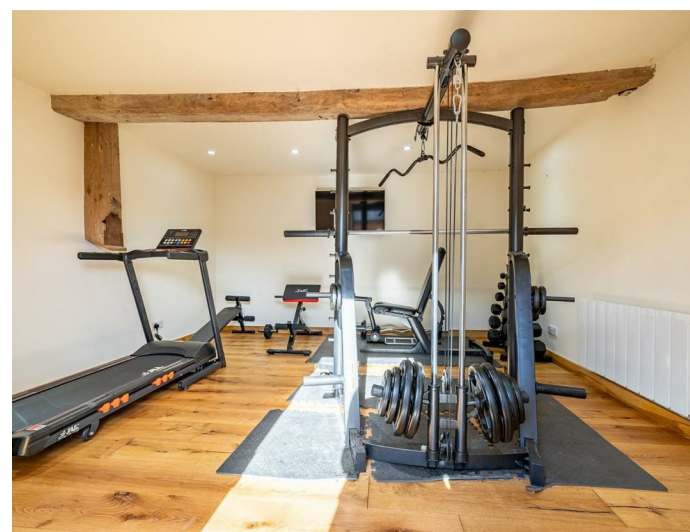
**OFFERS OVER £1,150,000**



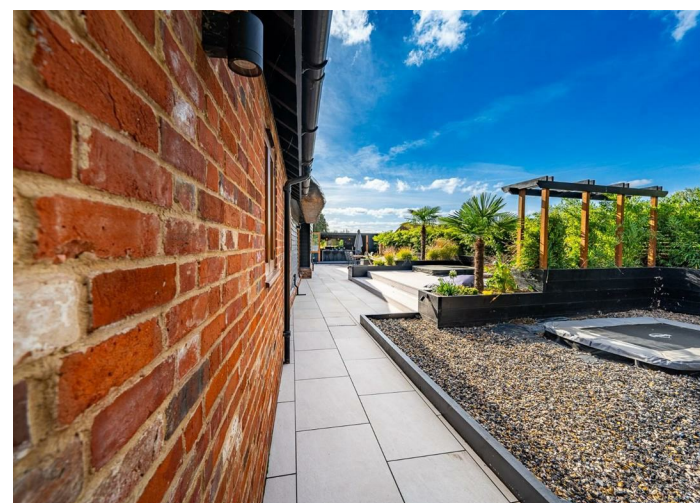


**MAIN ROAD  
FORD END  
CHELMSFORD**

Dovecote Barn is a substantial three/four bedroom detached barn conversion located in a gated complex of three luxury properties in the village of Ford End. The property offers well-proportioned accommodation with a modern living layout and an abundance of natural light. Externally the property boasts a third of an acre, an outside covered high specification kitchen, various seating areas with hot tub, a converted Dovecote which provides a gym and office, a double bay cart lodge and ample driveway parking.







### Double Bay Cart Lodge With Driveway

Adjoined to the property is a double bay cart lodge with a shingle driveway providing parking for multiple vehicles and an additional driveway to the rear of the cart lodge.

### Landscaped Gardens With Covered Kitchen.

To the rear of the property is a covered bespoke kitchen area with base level units & Granite working surfaces over, a complimentary island with breakfast bar area, inset sink with mixer tap, sunken ice bucket sink, two inset wine coolers, acoustic cladded walls, power, lighting, T.V point and mirrored splashbacks. The garden comprises of a porcelain patio area leading to a raised decked area with sunken hot tub and a kids play area. This entertaining area is enclosed by raised sleeper borders with well stocked borders providing a secluded entertainment area with a modern vibe. A timber gate leads to the remainder lawn with a timber shed to the foot of the garden.

- Three/Four Bedrooms
- Detached Barn Conversion
- Approximately A Third Of An Acre
- Double Bay Cart Lodge With Ample Driveway Parking
- External Kitchen With Covered Seating Area
- Modern Living Layout
- Wealth Of Period Features
- Detached Dovecote With Two Floors
- Landscaped Gardens
- Gated Development Of three Luxury Properties

### Entrance Hall

Solid Oak flooring with underfloor heating, inset spotlights, exposed timbers, power points, doors to.

### Cloakroom

Double glazed opaque window to front aspect, solid wood flooring with underfloor heating, W.C, wash hand basin, built-in storage cupboard, inset spotlights, extractor fan, part tiled walls.

### Utility Room

8'10" x 6'4" (2.69m x 1.93m)  
Base and eye level units with working complimentary working surface over, space for washing machine, space for tumble dryer, solid oak flooring with underfloor heating, inset spotlights, power points, part tiled walls, single door to rear aspect.

### Kitchen/Breakfast Room

16'4" x 13'2" (4.98m x 4.01m)  
Double glazed windows to multiple aspects, vaulted ceiling with exposed timbers, base and eye level units with solid Oak working surfaces over, complimentary

island with Granite working surface over, inset 1 1/2 bowl sink with drainer unit, inset oven, induction hob with extractor over, inset microwave, integrated dishwasher, integrated full height fridge, integrated full height freezer, inset spotlights, part tiled walls, solid Oak flooring with underfloor heating, opening to inner hallway.

### Lounge/Dining Room

28'2" x 24'4" (8.59m x 7.42m)  
Vaulted ceiling with exposed timbers, Windows to multiple aspects, solid Oak flooring with underfloor heating, T.V point, power points, double glazed French doors leading to the garden, door to bedroom three, stars rising to.

### Mezzanine Floor

Two windows to side aspect, exposed timbers, power points, inset spotlights.

### Inner Hallway

Full height double glazed windows to front aspect, solid Oak flooring with underfloor heating, power points, exposed timbers, doors to.







**Principal Bedroom**

14'10" x 12'8" (4.52m x 3.86m)

Semi-vaulted ceiling with exposed timbers, double glazed windows to multiple aspects, a range of fitted wardrobes, carpet with underfloor heating, T.V point, power points, door to.

**En-Suite**

Double glazed opaque window to side aspect, enclosed bath with mixer taps, wash hand basin with vanity unit below, walk-in enclosed shower with glass enclosure, W.C, heated towel rail, fully tiled with underfloor heating, inset spotlights, extractor fan, double doors to airing cupboard.

**Bedroom Two**

12'11" x 11'6" (3.94m x 3.51m)

Double glazed window to rear aspect, semi-vaulted ceiling with exposed timbers, carpet with underfloor heating, power points, door to.

**En-Suite**

Double glazed Opaque window to rear aspect, walk-in shower with glass enclosure, wash hand basin, W.C,

heated towel rail, exposed timbers, inset spotlights, extractor fan, part tiled walls, tiled flooring with underfloor heating.

**Bedroom Three**

10'4" 8'8" (3.15m 2.64m)

Window to side aspect, exposed timbers, carpet with underfloor heating, inset spotlights, power points, door to.

**En-Suite**

Enclosed P-bath with mixer taps & separate shower over, wash hand basin, W.C, heated towel rail, part tiled walls, tiled flooring with underfloor heating, inset spotlights, extractor fan.

**Grade II Listed Dovecote**

Ground Floor Room 14'6" x 14'6" (4.42m x 4.42m)

Currently used as a gym with inset spotlights, electric heater, power and lighting.

First Floor Room 14'6" x 14'6" (4.42m x 4.42m)

Currently used as a storage room with inset spotlights, electric heater, power and lighting.

