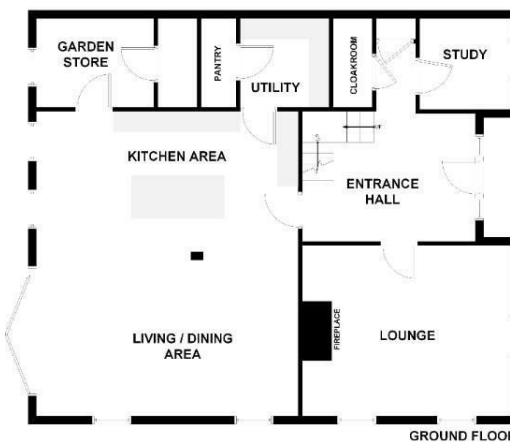


Total Approx.  
Floor Area:  
2690 Sq. Ft.

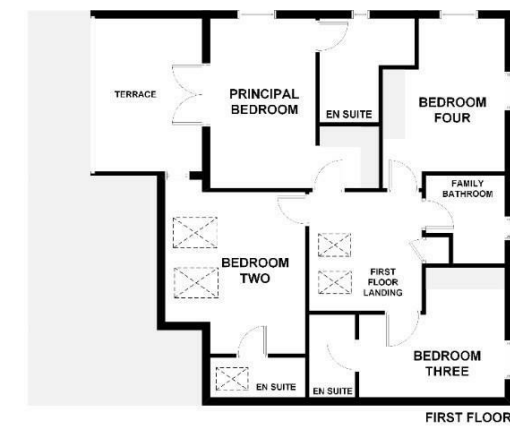
**DANIEL BREWER**  
Bringing People and Property Together

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The numerical values and/or graphical representations of plot not shown for position, location, area, dimensions, areas, shape, and type of plot are intended for location, vicinity, scale and other information only. No guarantee is made as to their precision or accuracy.



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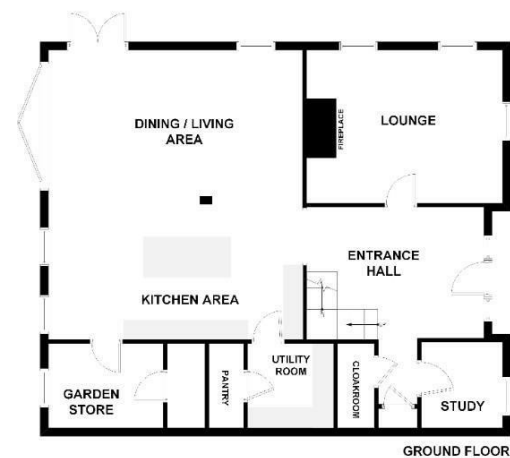


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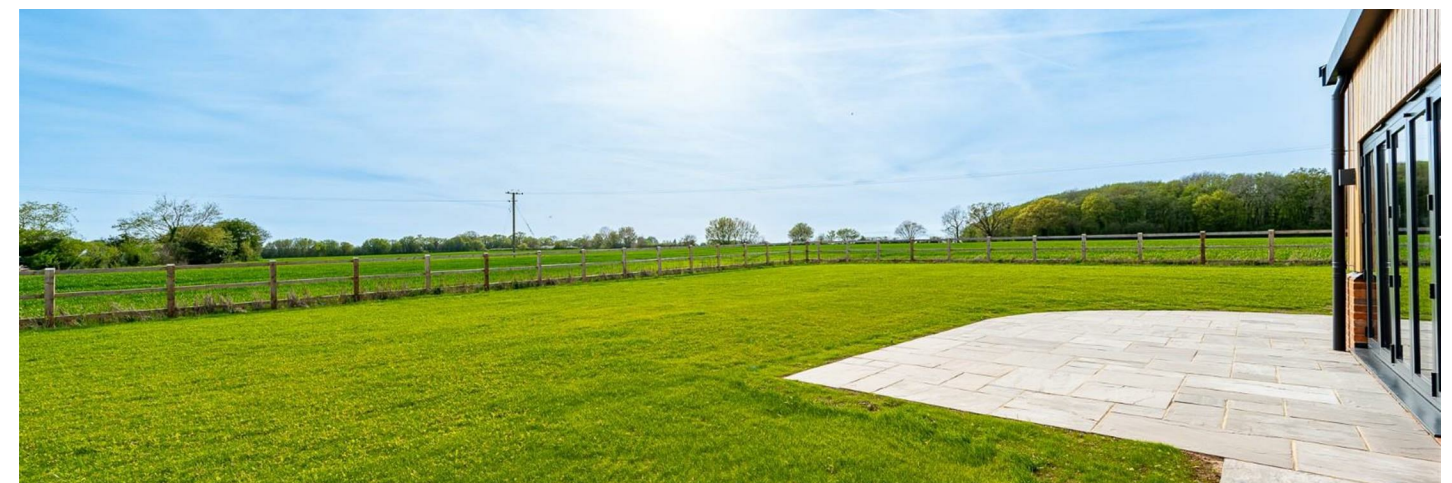


THE STREET, HIGH RODING, DUNMOW  
GUIDE PRICE £1,050,000



## THE STREET HIGH RODING DUNMOW

Located in the charming village of High Roding are these two impressive four bedroom new build barn conversions which offer a high specification finish complimenting the modern living layouts. The properties retain an abundance of natural light throughout with various luxury features including stone fireplaces, herringbone flooring and balconies overlooking the surrounding countryside. The properties have been designed around energy efficiency with the air source heat pumps, underfloor heating, Zinc roofs and Aluminium windows & doors. Externally the properties boast an enclosed garage with carport, electric gated driveways and generous wraparound gardens backing onto farmland.





#### Gardens

To the rear of the properties are sandstone patio areas leading to the remainder lawns with variety mature shrubs and are fully enclosed by post and rail fencing.

#### Garage With Carport & Gated Driveway

The properties benefit from electric double gates providing access to shingle driveways leading to the garaging & carports. The garage benefits from roller shutter doors, power, & lighting.

#### Agents Notes

Please note some images have been virtually enhanced or computer generated. So these are for guidance and illustrative purposes only and may not be exact. Square Footage includes amenity space on the floorplan.

#### Individual Prices

1 Ware Farm Barn £1,050,000  
2 Ware Farm Barn £1,100,000

- **Four Bedroom Barn Conversions**
- **Garaging With Carports**
- **Electric Gated Driveways**
- **Wraparound Gardens Overlooking Open Countryside**
- **High Specification Finish**
- **Modern Living Layouts**
- **Various Luxury Features**
- **Energy Efficient New Build Conversions**
- **10 Year Warranty**
- **Charming Village Location**

#### Entrance Hall

15'8" x 11'5" (4.8m x 3.5m)

Two full height double glazed windows to front aspect, sunken spotlights, herringbone Amtico flooring with underfloor heating, power points, stairs rising to the first floor landing with feature lighting, understairs storage cupboard, built-in coat cupboard, doors to.

#### Cloakroom

Concealed cistern W.C, circular wash hand basin with stone surface & splashback, vanity drawer below, inset stone shelf, Amtico flooring with underfloor heating, part tiled walls, sunken spotlights, extractor fan.

#### Lounge

18'8" x 15'5" (5.7m x 4.7m)

Aluminium double glazed windows to multiple aspects, feature fireplace with stone surround & hearth, carpeted flooring with underfloor heating, sunken spotlights, power points, T.V point, Cat 6 network points.

#### Study

8'2" x 7'10" (2.5m x 2.4m)

Aluminium double glazed window to front aspect, Amtico flooring with underfloor heating, power points, telephone point, Cat 6 network points.

#### Kitchen/Dining/Family Room

27'10" x 23'11" (8.5m x 7.3m)

Aluminium windows to multiple aspects, Aluminium bi-folding doors leading to the garden, additional Aluminium double doors leading to the garden, bespoke kitchen comprising of base & eye level units Quartz working surfaces over & complimentary island with breakfast area, two inset Siemens ovens, five ring electric hob with extractor over, inset Siemens microwave, inset Siemens warming drawer, inset Butler sink with boiling water tap, integrated dishwasher, integrated full height fridge/freezer, herringbone Amtico flooring with underfloor heating, feature lighting, sunken spotlights, power points, T.V point, Cat 6 network points, doors to.

#### Utility Room

7'10" x 7'6" (2.4m x 2.3m)

Bespoke utility comprising base and eye level units with Quartz working surfaces over, inset Butler sink with mixer taps, integrated wine cooler, space for washing machine, space for tumble dryer, Amtico flooring with underfloor heating, power points, automatic sensor sunken spotlights, door to.

#### Pantry

Automatic sensor sunken spotlights, shelving, Amtico flooring.

#### Garden Store

10'2" x 7'2" (3.1m x 2.2m)

Feature red brick wall, inset spotlights, tiled flooring, door to plant room, Aluminium single door to the rear garden.





**First Floor Galleried Landing**

11'1" x 10'9" (3.4m x 3.3m)  
Two electric Velux windows with rain sensors, built-in airing cupboard with radiator, sunken spotlights, radiator, power points, doors to.

**Principal Bedroom**

16'4" x 15'8" (5.0m x 4.8m)  
Aluminium double glazed window to side aspect, a range of fitted wardrobes, sunken spotlights, two radiators, wall mounted light fittings, power points, T.V point, Cat 6 network points, door to en-suite, Aluminium double doors leading to.

**Balcony**

Resin floor, cedar cladded walls with feature lighting, stunning views over open countryside.

**En-Suite**

Aluminium double glazed opaque window to side aspect, enclosed bath with concealed taps & shower attachment, walk-in oversized shower with rainfall head & concealed taps, inset shelf with stone surround & LED lighting, concealed cistern W.C, wash hand basin with vanity drawers below, heated towel rail, wall mounted LED vanity mirror, part tiled walls, Amtico flooring with electric underfloor heating.

**Bedroom Two**

15'5" x 9'2" (4.7m x 2.8m)  
Two Velux windows to rear aspect, Aluminium double glazed window to side aspect, built-in storage cupboard, sunken inset spotlights, wall mounted LED feature lighting, power points, Cat 6 network points, T.V point, door to.

**En-Suite Two**

Velux window, walk-in shower with waterfall head & glass enclosure, wash hand basin with vanity drawer below, inset shelf with stone surround & LED lighting, concealed cistern W.C, heated towel rail, part tiled walls, Amtico flooring with electric underfloor heating, extractor fan, sunken spotlights.

**Bedroom Three**

13'9" x 12'5" (4.2m x 3.8m)  
Aluminium double glazed window to front aspect, a range of fitted wardrobes, sunken spotlights, power points, T.V point, Cat 6 network points, door to.

**En-Suite Three**

Walk-in oversized shower with rainfall head & glass enclosure, inset shelf with stone surround & LED lighting, wash hand basin with vanity drawers below, concealed cistern W.C, part tiled walls, Amtico flooring with electric underfloor heating, sunken spotlights, extractor fan.

**Bedroom Four**

13'9" x 11'1" (4.2m x 3.4m)  
Aluminium double glazed windows to multiple aspects, a range of fitted wardrobes, radiator, power points, Cat 6 network points, T.V point, sunken spotlights.

**Family Bathroom**

Double glazed Aluminium window to front aspect, enclosed bath with concealed taps & shower attachment, inset shelf with stone surround & LED lighting, wash hand basin with vanity drawers below, concealed cistern W.C, Amtico flooring with electric underfloor heating, sunken spotlights, part tiled walls, extractor fan.

