

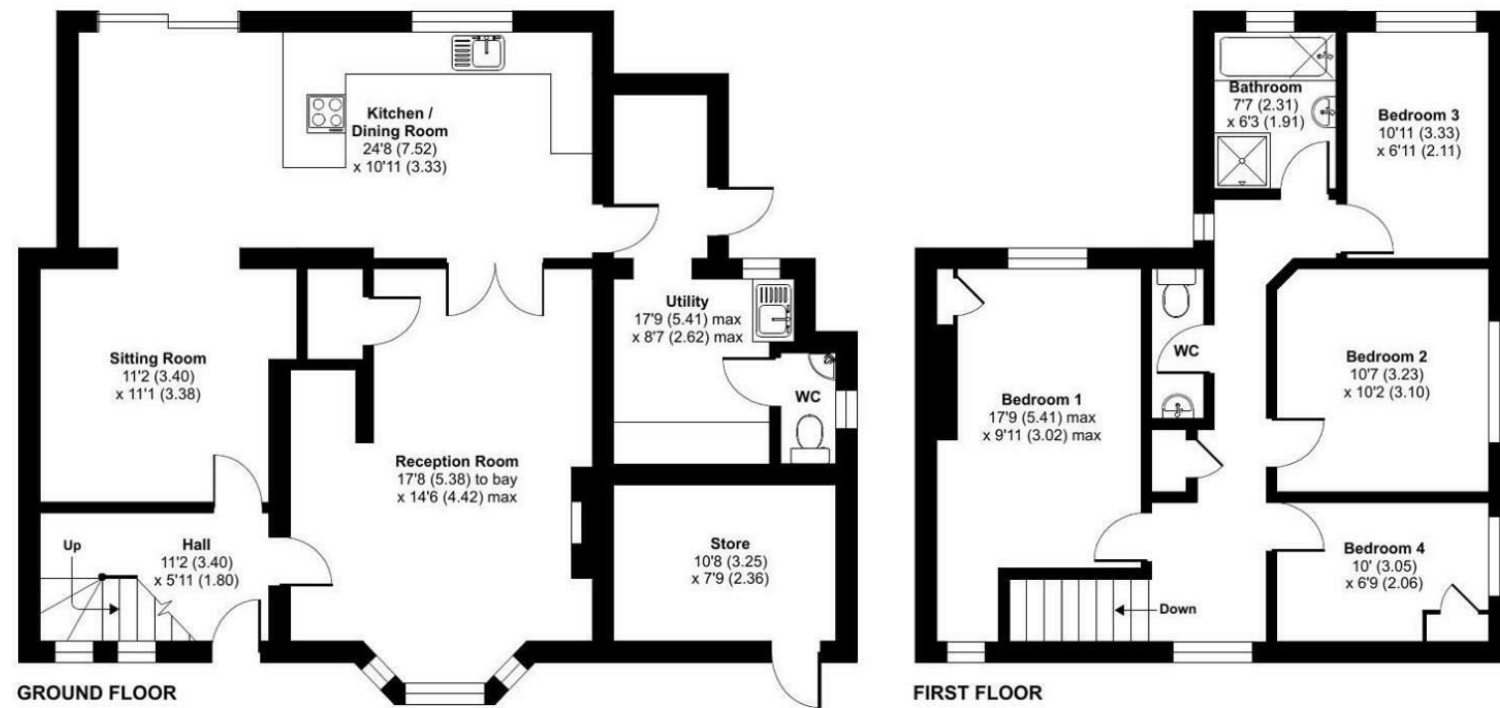
## School Villas, CM6

Approximate Area = 1535 sq ft / 142.6 sq m

Outbuilding = 80 sq ft / 7.4 sq m

Total = 1615 sq ft / 150 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Intercountry Estate Agents. REF: 1131924

### 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.

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## SCHOOL VILLAS, BROXTED, DUNMOW

### OFFERS OVER £400,000



## SCHOOL VILLAS BROXTED DUNMOW

Daniel Brewer are pleased to market this charming extended four-bedroom semi-detached family home located in the picturesque School Villas, Broxted. This property boasts a delightful kitchen/dining room with a generous utility room, perfect for hosting family gatherings and entertaining guests. With two reception rooms, there is ample space for relaxation and socialising. The elevated position takes in the beautiful rolling countryside views, ideal for those looking to escape the hustle and bustle of city life.

This property offers four bedrooms, providing plenty of space for a growing family or for guests to stay over. The bathroom and separate W.C ensures convenience for all residents.

Externally you have residents parking to the front of the property, large front garden, as well as a private rear garden overlooking fields.

With Elsenham Railway Station, Stansted airport and the market towns of Thaxted and Great Dunmow just a short drive away, contact us today to experience the great balance of rural charm and modern convenience this property has to offer.

\*\*\*Potential To Extend 'STP'\*\*\*

\*\*\*\*NO ONWARD CHAIN\*\*\*





- Extended Four Bedroom Semi-Detached Family Home
- Impressive Kitchen/Dining Room With Utility Room
- Two Further Reception Rooms
- Front & Rear Gardens
- Family Bathroom & Separate W.C
- Stunning Farmland Views
- Located In The Beautiful Countryside Of Rural Essex
- Easy Access To London & Cambridge Via Public Transport Or Car
- Desirable Village With a Great Community
- Potential For Further Extensions 'STP'

#### Entrance Hall

11'1" x 5'10" (3.40 x 1.80)

Entered via a partly glazed front door with two windows to front aspect, this welcoming entrance hall has stairs rising to the first floor landing and doors leading to the living room and sitting room.

#### Living Room

11'1" x 14'6" (3.38 x 4.42)

With a bay window to front, this generously sized living room offers an abundance of natural light and boasts a brick built coal effect gas fire, double glazed doors flow into the kitchen/dining room.

#### Kitchen/Dining Room

24'8" x 10'11" (7.52 x 3.33)

An impressive modern open plan kitchen/diner enjoys views over the rear garden, an extended area to the original build creating a wonderful entertaining space. Patio sliding doors to rear aspect leading to rear garden, window to rear aspect, fitted with a range of modern eye and base level units with plenty of worktop space, inset double sink and drainer unit with mixer tap over, integrated oven/grill, integrated dishwasher, inset induction hob, space for fridge/freezer.

#### Utility Room

17'8" x 8'7" (5.41 x 2.62)

This space provides additional convenience with plenty of

storage, space for a washer dryer and further fridge/freezer. There is an inset sink and drainer unit as well as doors granting access to the W.C, rear garden and front of the property.,

#### Cloakroom

Opaque window to side aspect, fitted with a low level W.C and wall mounted wash hand basin.

#### Sitting Room

11'1" x 11'1" (3.40 x 3.38)

This additional sitting room is accessed from the entrance hall and open into the kitchen/dining room allowing for extra entertaining space, or a separate room for working from home.

#### First Floor Landing

Window to front aspect, doors leading to:-

#### Bedroom One

17'8" x 9'10" (5.41 x 3.02)

This impressive bedroom has windows to front & rear aspects enjoying views over stunning countryside as far as the eye can see offering plenty of natural light.

#### Bedroom Two

10'7" x 10'2" (3.23 x 3.10)

A well-proportioned bedroom with window to side aspect.

#### Bedroom Three

10'11" x 6'11" (3.33 x 2.11)

Window to rear aspect enjoying views over a paddock and countryside.





**Bedroom Four**  
10'0" x 6'9" (3.05 x 2.06)  
Window to side aspect with storage cupboard.

**Family Bathroom**  
7'6" x 6'3" (2.31 x 1.91)  
With opaque window to rear aspect, this recently refurbished bathroom is fitted with a feature bath on an oak plinth, tiled shower with glass enclosure, wash hand basin with pedestal and heated towel rail.

**W.C**  
Fitted with a wash hand basin and low level W.C.

**Rear garden**  
The secluded rear garden is mostly laid to lawn with a generous patio area directly outside the kitchen/dining room perfect when entertaining. There is a small pond and variety of shrub borders, flower beds and a tree with side access leading to the front of the property where you can access the brick built storage area.

**Front Garden**  
The property is accessed via a footpath cutting through the garden that is mainly laid to lawn with a lovely fruiting cherry tree, herb garden and summer and autumn fruiting raspberries along one side.

**Store Room**  
Brick built storage room handy for gardening equipment or additional storage.

**Residents Parking**  
Situated at the front of the property is plenty of space for residents parking for multiple vehicles.

**Village Location**  
Broxted is a charming and picturesque village located in the heart of the Essex countryside. Surrounded by rolling farmland and scenic landscapes, the village offers a rural lifestyle while still being conveniently close to major transport links. Situated just a few miles from Stansted Airport, the A120 and M11 motorway, it provides easy access to both London and Cambridge. Broxted is steeped in history, the name thought to originate from Saxon times meaning Brock's or Badger's Head, with several periods homes, traditional cottages, and farmhouses that add to its quintessentially English charm. The village boasts a strong sense of community with a pub, village hall and an array of country walks, perfect for those seeking natural beauty. Broxted offers a blend of rural living with modern conveniences nearby, including excellent schools, shops, and amenities in the surrounding towns such as Great Dunmow, Thaxted and Bishop's Stortford. Whether you're looking for a countryside retreat or a family home, Broxted is a delightful and well-connected village with plenty to offer.

