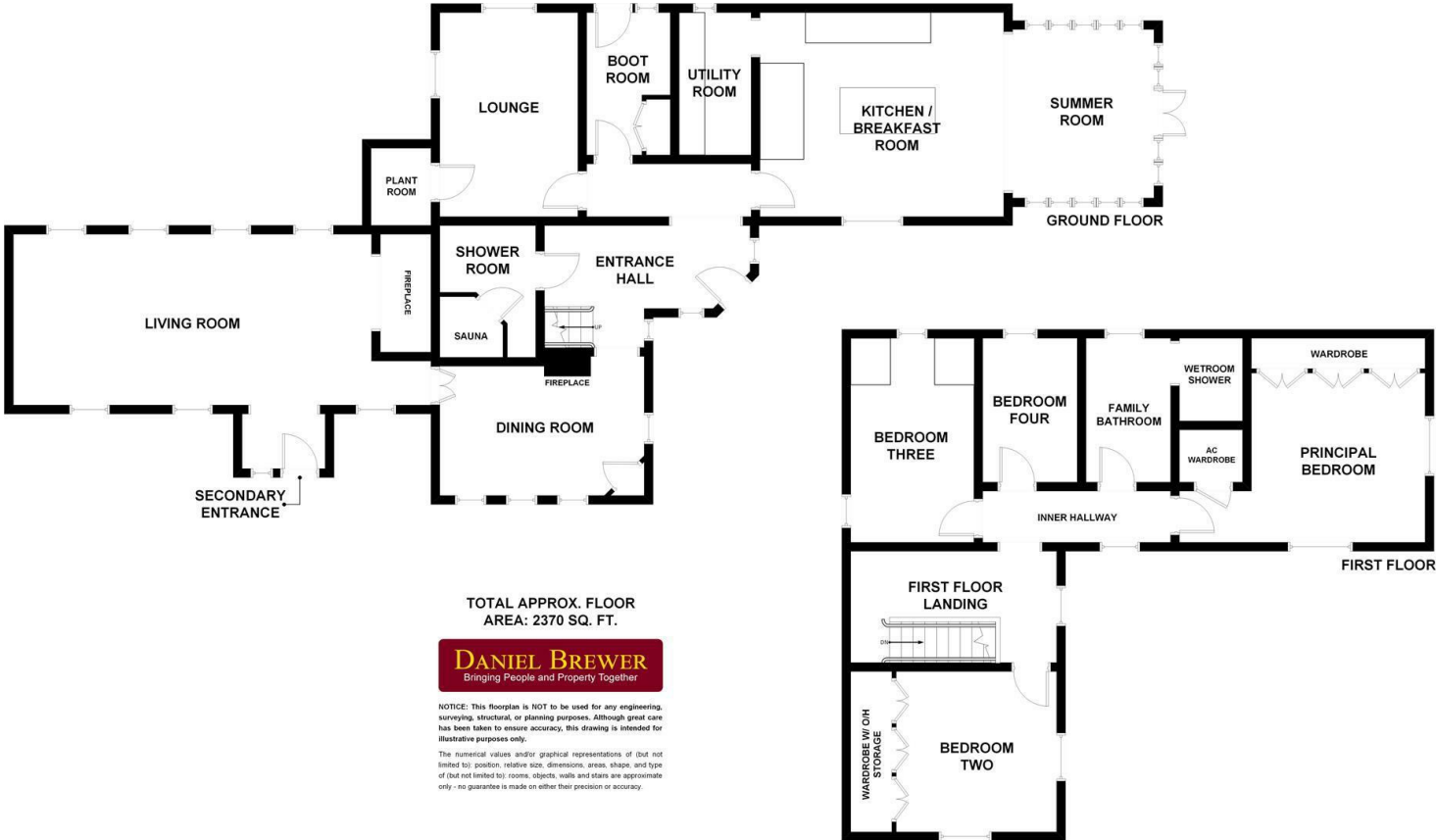




Disclaimer

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

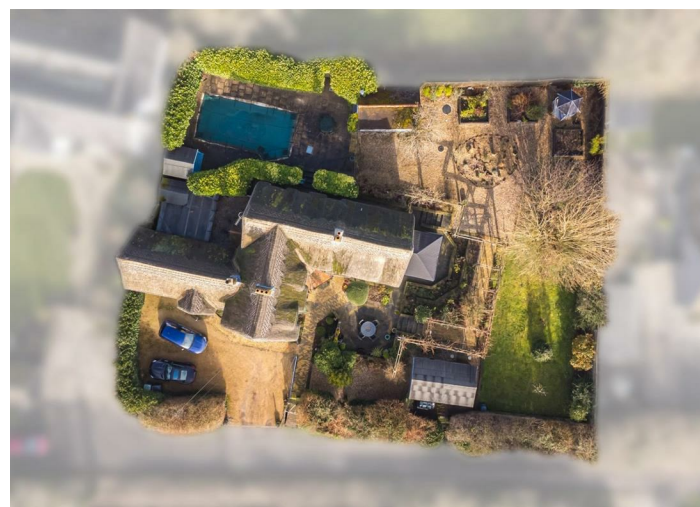
and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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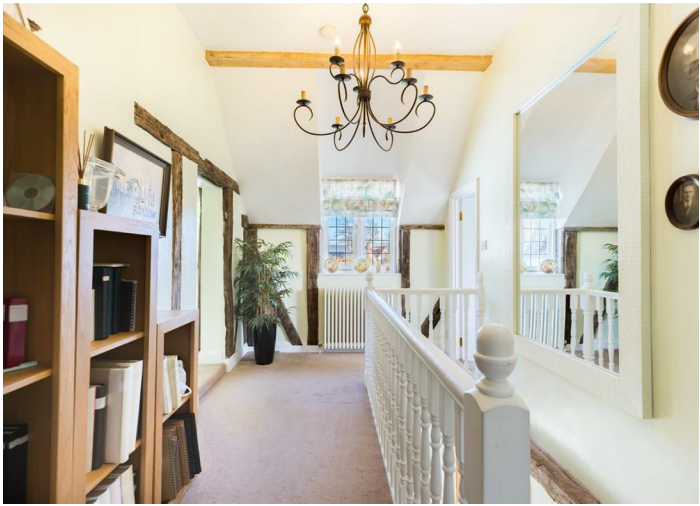
DRURY LANE, AYTHORPE RODING, DUNMOW
OFFERS OVER £950,000



DRURY LANE AYTHORPE RODING DUNMOW

Situated off a quiet lane with stunning views over open countryside in the popular village of Aythorpe Roding is this beautifully presented four double bedroom detached, Grade II listed cottage, rich with period features and modern living amenities. The ground floor accommodation comprises:- Entrance Hall, Shower Room/Sauna, Dining Room, Living Room, Inner Hallway, Lounge, Boot Room, Utility Room, Kitchen/Breakfast Room/Summer Room. On the first floor are four double bedrooms, and a family bathroom with wet room shower. Externally the property benefits from well presented wraparound gardens including a swimming pool, summer house, garage use for storage and driveway parking.





Grounds

The property is approached via a private track and boasts an expansive and beautifully maintained garden. To the front of the property is a stone-shingled driveway, offering ample parking for multiple vehicles. The grounds feature a series of interconnected spaces, including a large flagstone patio that flows into a central outdoor dining and entertaining area.

Mature trees, shrubs, and flowerbeds enhance the garden’s character, with a pergola walkway adorned with climbing vines adding a charming touch. Multi-level brick flowerbeds border the house, complemented by a sleeper-enclosed suntrap with additional planting. Steps lead through the garden’s different levels, creating a dynamic layout.

Key features include a large timber shed, a garage storage area, a timber-built outbuilding, and a dedicated space for a chicken coop. A lawned area with further mature trees and hedges completes this tranquil setting, which also benefits from a swimming pool discreetly nestled behind privacy hedging. The entire property is fully enclosed, offering both seclusion and aesthetic appeal.

Additional Information

Oil fired central heating system, fibre to the premises internet.

- **Four Bedroom Detached Cottage**
- **Modern/Flexible Living Layout**
- **Games Room & Dining Room**
- **Kitchen/Breakfast/Summer Room**
- **Shower Room/Sauna**
- **Boot Room & Utility Room**
- **Traditional Period Features Throughout**
- **Quiet Country Lane Location**
- **Driveway Parking For Several Vehicles**
- **Outdoor Swimming Pool**

Entrance Hall

15'5" x 8'10" (4.7m x 2.7m)

Entrance via timber door, double glazed timber windows to front aspect, stairs to first floor landing, wall mounted cast iron radiator, exposed timbers, sandstone tile flooring, wall mounted light fixtures, various power points. Door to Shower Room/Sauna. Opening to: Dining Room & Inner Hallway.

Shower Room / Sauna

Access to sauna with inset spotlights, three piece suite comprising: pedestal wash hand basin with separate taps, low level WC, tile enclosed shower with glass door; wall mounted heated towel rail, tiled flooring, partially tiled walls, timber panelled walls, inset spotlights, extractor fan.

Dining Room

14'9" x 9'2" (4.5m x 2.8m)

Double glazed timber windows to front and side aspects, brick-built fireplace with wood burning stove & mantel piece, wall mounted cast iron radiator, exposed timbers, sandstone tile flooring, wall mounted light fixtures, various power points. Double doors to: Living Room.

Living Room

30'6" x 12'5" (9.3m x 3.8m)

Double glazed timber windows to front & rear aspect, original timber door to front aspect, open brick built fireplace with timber lintel, brick hearth and log burner, wall mounted cast iron radiator, exposed timbers, vaulted ceiling, ceiling mounted light fixtures, various power points.

Inner Hallway

11'9" x 3'11" (3.6m x 1.2m)

Sandstone tile flooring, wall mounted light fixtures, Doors to: Lounge, Utility Room, Kitchen/Living Area

Kitchen / Breakfast Room

17'8" x 14'9" (5.4m x 4.5m)

Double glazed timber window to front aspect, various base and eye level units with timber & granite work surfaces over, central island unit with oak work surfaces and inset double unit butler ceramic sink with mixer tap and carved drainer unit, Aga cooker with five ovens & two hotplates, breakfast bar seating for three people, inbuilt speaker system, York stone flooring, inset spotlights, various power points. Opening to: Sitting Area. opening to:

Summer Room

12'1" x 10'2" (3.7m x 3.1m)

Double glazed timber windows to various aspects, double glazed timber French doors to garden, York stone flooring, ceiling mounted light fixture, various power points.

Utility Room

10'5" x 5'2" (3.2m x 1.6m)

Double glazed timber window to rear aspect, various base level units with splashback tiling and oak work surfaces over, inset ceramic butler sink with mixer tap, low level storage, space for washing machine, York stone flooring, ceiling mounted light fixture, various power points.





Boot Room

10'5" x 6'6" (3.2m x 2.0m)
Door to rear aspect, timber double glazed windows to rear aspect, space for tumble drier, wall mounted cast iron radiator, York stone flooring, ceiling mounted light fixture, various power points.

Lounge

14'9" x 9'10" (4.5m x 3.0m)
Double glazed timber windows to rear & side aspects, wall mounted radiator, sandstone tiled flooring, ceiling mounted light fixture, various power points. Door to: Plant room.

Plant Room

4'11" x 4'7" (1.5m x 1.4m)
Ceiling mounted light fixture, access to Warmflow oil boiler.

First Floor Landing

Double glazed timber windows to side aspect, carpeted stairway to first floor landing, post and rail timber balustrade, access to loft, wall mounted cast iron radiator, carpeted flooring, various power points. Opening to: Inner Hallway. Door to: Bedroom Two.

Inner Hallway

Double glazed timber window to front aspect, exposed timbers, ceiling mounted light fixture, various power points. Doors to: Family Bathroom, Principal Bedroom, Bedroom Three, Bedroom Four

Principal Bedroom

18'0" x 14'9" (5.5m x 4.5m)
Double glazed windows to side & front aspects, access to airing

cupboard, range of inbuilt wardrobes, cast iron radiators, vaulted ceiling, carpeted flooring, ceiling mounted light fixtures, wall mounted light fixtures, various power points.

Bedroom Three

15'5" x 9'2" (4.7m x 2.8m)
Double glazed timber windows to rear & side aspect, fitted bespoke wardrobes, cast iron radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Four

10'9" x 6'10" (3.3m x 2.1m)
Double glazed timber windows to rear aspect, access to loft, cast iron radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Family Bathroom With Wet Room Shower

Double glazed timber window to rear aspect, four-piece suite comprising: walk-in tiled enclosed shower with shelving units, wall mounted wash hand basin with separate taps, low level WC, roll top bath with mixer tap, wall mounted heated towel rail, wetroom, tiled flooring, wood wall panelling, wall mounted light fixtures, extractor fan,

Bedroom Two

15'1" x 11'9" (4.6m x 3.6m)
Double glazed timber windows to front & side aspect, inbuilt wardrobes, cast iron radiator, carpeted flooring, ceiling mounted light fixture, various power points.

