

## The Sycamore

**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**

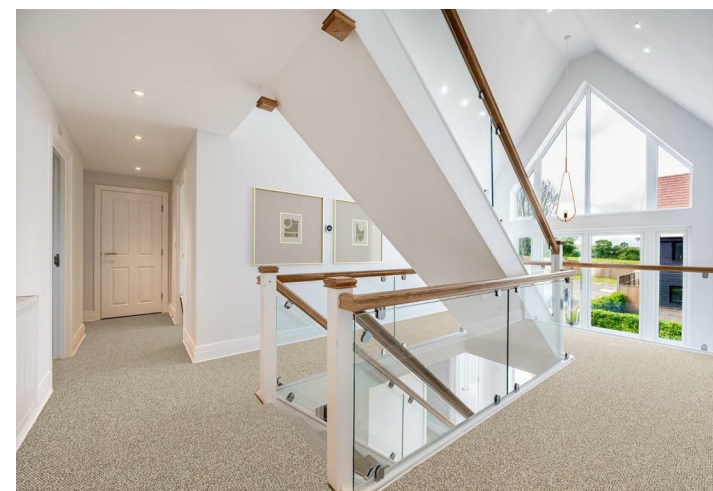
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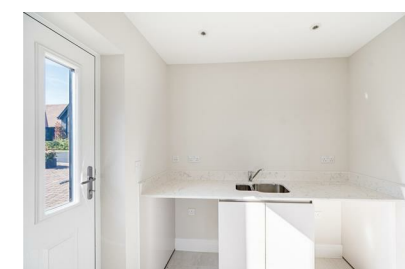
**BARDFIELD ROAD, THAXTED, DUNMOW, ESSEX, CM6 2LR**  
**GUIDE PRICE £1,100,000**





## BARDFIELD ROAD THAXTED DUNMOW

"The Sycamore" is a substantial five bedroom detached new build country home located within a luxury gated development of seven properties surrounded by open countryside in the historic market town of Thaxted. The property offers a modern living layout with a high specification finish and energy efficiency at the forefront of the build. The expansive accommodation on offer measures approximately 2728 Square feet and has been built to the highest standard by the multi award winning developer "Osprey Homes". This new home offers a double carport with driveway parking and an enclosed garden backing onto open fields.







Holst, was the church organist and played the famous Lincoln organ, which is still in the church today. Individual shops including Butchery, Bakers, Post Office and imaginative gift shop are found around the town. Town Street is home to a small market on select days. The Maypole, The Star pub and The Swan Hotel offer delightful menus for lunch and evening dining.

Geographically the town is positioned in a desirable location with good access to major road links; the A120, A10, A12 and M11. International flights can be taken from Stansted Airport, around 7.4 miles away. The towns of Bishop’s Stortford and Saffron Walden are both in close proximity of Thaxted and both provide extensive shopping opportunities and a multitude of restaurants and pubs. The nearest train station is in Elsenham, which has a direct link into both London Liverpool Street (56 minutes) and Cambridge (30 minutes). The town of Thaxted has both a pre-school and primary school. There is an independent boarding and day school in Felsted which supplies a first class education for ages from 4-18 and Saffron Walden County High School, rated Outstanding in its last Ofsted report, has many opportunities for children of varying ability.

**Agents Notes**  
Please note some images are of the show home and not this specific property. So these are for guidance and illustrative purposes only and may not be exact. Also some kitchen images have been computer generated for illustrative purposes.



- Five Bedrooms
- Highly Energy Efficient Detached New Build Country Home
- Gated Development Of Seven Luxury Homes
- Direct Access To Open Countryside
- 2,728 Square Feet Of Accommodation
- 10 Year NHBC Warranty
- Double Carport With Driveway & Electric Car Charging Point
- Walking Distance To Local Amenities
- Multi Award Winning Developer
- Viewing Advised

**Entrance Hall**

**Cloakroom**

**Study**  
13'4" x 9'4" (4.06m x 2.84m)

**Lounge**  
25'9" x 12'8" (7.85m x 3.86m)

**Dining Room**  
12'5" x 11'11" (3.78m x 3.63m)

**Kitchen/Breakfast/Family Room**  
27'1" x 14'3" (8.26m x 4.34m)

**Utility Room**

**First Floor Galleried Landing**

**Principal Bedroom**  
12'10" x 11'11" (3.91m x 3.63m)

**Dressing Area**

**En-Suite**

**Bedroom Two**  
14'3" x 13'7" (4.34m x 4.14m)

**En-Suite**

**Bedroom Five**  
14'5" x 6'11" (4.39m x 2.11m)

**Family Bathroom**

**Second Floor Landing**

**Bedroom Three**  
14'5" x 11'10" (4.39m x 3.61m)

**Bedroom Four**  
12'9" x 11'10" (3.89m x 3.61m)

**Shower Room**

**Double Carport With Driveway Parking**  
To the side of the property is a double carport with a block paved driveway providing parking for multiple vehicles.

**Specification**  
KITCHEN & UTILITY  
• Luxury bespoke handleless kitchen  
• Soft closers to drawers and doors  
• Silestone worktop and upstand  
• High-end integrated appliances;  
- Two Single Ovens  
- Combi-Oven  
- Steam Oven  
- Induction hob  
- Fridge / Freezer  
- Dishwasher  
• Stainless steel extractor hood  
• Space for washer / dryer  
• Inset 1.5 bowl sink and drainer in Stainless steel finish with Blanco chrome tap to kitchen  
• Stylish Porcelanosa ceramic floor tiles to Kitchen/Dining/Family room, Hallway and Utility

BATHROOM & EN-SUITE  
• Modern white sanitaryware  
• Full height ceramic tiling around bath and shower cubicles, half height to all other walls and ceramic floor tiles  
• Soft closing white vanity unit with complementing basins  
• Vado taps  
• Surface mounted Vado thermostatic shower with bespoke sliding rail kit and head together with glass shower door  
• Chrome heated towel rail  
• Shaver point







HIGHLY ENERGY EFFICIENT

- Air Source heat pumps
- Electric car charging point
- Low energy downlighters in bathrooms, kitchens, ensuites and cloakrooms
- Low energy pendant lighting to all other rooms
- Multi grid switch

HEATING

- Underfloor heating to the ground floor
- Modern radiator with grilles to upper floor
- Pressurised hot water cylinder

ELECTRICAL

- BT/TV & satellite points to the living room, study, kitchen and master bedroom
- White switches and plug sockets
- Power and light to loft space
- Wiring for external lighting to rear elevation
- Contemporary external lighting adjacent to front door
- Ultrafast Broadband

INTERIOR FINISHES

- Built-in wardrobes including shelf and hanging rail to master bedroom
- Painted white 4 panel textured doors
- High performance GRP front doors
- High performance PVCu windows
- French doors with chrome handles
- Chrome finish to internal door furniture
- Dulux Emulsion paint throughout
- White gloss finish to skirting and architraves

EXTERIOR FINISHES

- Paved paths and patio area
- Turf and planting to front garden
- Rear gardens top soiled
- Outside tap
- 1.8 metre high close boarded fence between plots for privacy
- Timber gate with bolt and latch for security

PEACE OF MIND

- 10 year NHBC warranty
- Multi point locking systems to front and rear doors
- Mains-operated smoke detectors

Garden

To the rear of the property is a patio area leading to the remainder lawn which is fully enclosed by timber fencing. The garden backs onto open fields and benefits from side access via a timber gate. The gardens further benefit from power points, external lighting and water tap.

Developer Testimonials

“From excellent design, to quality workmanship, to caring and helpful people - nothing was too much trouble. And, as an extra bonus, the house was ready 2 weeks early! After a bad experience with our previous new-build property, I would recommend Osprey Homes to anyone who values quality, professionalism and customer service.” Mr & Mrs M

“I would highly recommend Osprey Homes, the service by all staff has been fantastic from start to finish. Even after completion they are still very attentive and available. Everyone who has visited my new home has remarked on the quality of detail of the whole development. Huge thank you to all the team.” Ms. F

“Jason & Roger and the rest of your team were a pleasure to deal with from start to finish and the end product is truly outstanding.” Mr F – Building Control Team Leader, Uttlesford District Council

“We had a wonderful experience dealing with Osprey and in particular Leanne. She followed up and got back to us promptly and what started as just an enquiry on my part ended up with us in our dream first home. Very grateful to Leanne and Colin and the entire Osprey team for making our experience enjoyable and as smooth as possible.” Ms M

Town Summary

In the heart of rural Essex, Thaxted is a jewel waiting to be discovered. Dating back to Saxon times, the town is full of historic buildings, perhaps epitomised by the stunning Guildhall at its heart. Overlooking the town is the splendid John Webb's windmill, views of which make a wonderful introduction to the beautiful countryside surrounding the town. The centre is dominated by St John the Baptist with Our Lady and St Laurence Church where in the early 20th century the well known composer, Gustav

