



TOTAL APPROX. FLOOR  
AREA: 1550 SQ. FT.

**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.



CHELMSFORD ROAD, BARNSTON, DUNMOW  
PRICES FROM £750,000

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## 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.

- A Selection Of Three, Four & Five Bedroom Detached New Build Homes
- Garaging With Generous Driveways
- Countryside Views
- Modern Living Layouts
- 10 Year ABC+ Warranty
- Elegant Gated Complex Of Nine Country Homes
- Landscaped Gardens
- High Specification Finish
- Energy Efficient Homes
- Available Now To View

This elegant gated complex of nine country homes are located in the desirable village of Barnston offering a selection of three, four and five bedroom new build properties. The properties have been finished to a high specification finish throughout with modern living layouts and an abundance of natural light. Externally the properties benefits from garaging with ample driveway parking, generous landscaped rear gardens and countryside views to various properties.

House Types Available With Dimensions

Three Bedroom Detached Home £750,000

Ground Floor:

- Entrance Hall - 5.5m x 2.6m (18'0" x 8'6")
- Cloakroom
- Living Room - 4.1m x 4.0m (13'5" x 13'1")
- Utility Room - 3.4m x 1.9m (11'1" x 6'2")
- Kitchen / Dining Room - 8.4m x 3.7m (27'6" x 12'1")

First Floor:

- First Floor Landing
- Principal Bedroom - 5.3m x 3.6m (17'4" x 11'9")
- Principal En-suite
- Bedroom Two - 5.3m x 2.8m (17'4" x 9'2")
- Ensuite Two
- Bedroom Three - 3.8m x 2.9m (12'5" x 9'6")
- Family Bathroom

Four Bedroom Detached Home Prices From £1,100,000

Ground Floor:

- Entrance Hall - 4.3m x 4.2m (14'1" x 13'9")
- Study - 4.1m x 2.3m (13'5" x 7'6")
- Cloakroom
- Kitchen / Dining Area - 6.3m x 4.3m (20'8" x 14'1")
- Living Area - 11.4m x 5.4m (37'4" x 17'8")
- Utility Room - 4.1m x 2.3m (13'5" x 7'6")

First Floor:

- First Floor Landing
- Principal Bedroom - 5.6m x 4.1m (18'4" x 13'5")
- Principal En-suite
- Bedroom Two - 4.7m x 3.9m (15'5" x 12'9")
- En-suite Two
- Bedroom Three - 4.1m x 3.7m (13'5" x 12'1")
- Bedroom Four - 4.1m x 2.8m (13'5" x 9'2")
- Family Bathroom

Five Bedroom Detached Home Price On Application

Ground Floor:

- Entrance Hall - 5.2m x 3.9m (17'0" x 12'9")
- Snug - 4.4m x 3.0m (14'5" x 9'10")
- Study - 3.8m x 2.2m (12'5" x 7'2")
- Cloakroom
- WC

- Living Room - 5.4m x 4.4m (17'8" x 14'5")
- Utility Room - 4.4m x 2.4m (14'5" x 7'10")
- Kitchen / Dining Room - 9.1m x 5.4m (29'10" x 17'8")

First Floor:

- First Floor Landing
- Principal Bedroom - 4.4m x 3.7m (14'5" x 12'1")
- Principal En-suite
- Principal Walk-in Wardrobe - 3.4m x 1.4m (11'1" x 4'7")
- Bedroom Two - 4.4m x 3.4m (14'5" x 11'1")
- En-suite Two
- Bedroom Three - 4.4m x 3.7m (14'5" x 12'1")
- Bedroom Four - 4.4m x 3.0m (14'5" x 9'10")
- Bedroom Five - 3.4m x 3.2m (11'1" x 10'5")
- Family Bathroom

Three Bedroom Barn Conversion OIEO £875,000 SOLD

Ground Floor:

- Entrance Hall / Family Room - 8.1m x 3.3m (26'6" x 10'9")
- Living Room - 4.8m x 4.5m (15'8" x 14'9")
- Kitchen / Breakfast Room - 5.1m x 4.4m (16'8" x 14'5")
- Inner Hallway - 3.9m x 1.0m (12'9" x 3'3")
- Utility Room - 2.5m x 2.2m (8'2" x 7'2")
- Cloakroom
- Bedroom Four / Study - 5.3m - 5.3m x 3.2m (17'4"

x 10'5")

First Floor:

- First Floor Landing
- Principal Bedroom - 5.1m x 4.9m (16'8" x 16'0")
- Principal En-suite
- Bedroom Two - 5.2m x 4.5m (17'0" x 14'9")
- En-suite Two
- Bedroom Three - 3.5m x 3.4m (11'5" x 11'1")
- En-suite Three

Garaging & Private Driveways

To the front of the property are generous shingle driveways providing parking for multiple vehicles leading to detached garages. The garages benefit from electric roller shutter doors, power, lighting, windows to side aspect, pedestrian doors to side aspect and pitched roofs for storage.

Gardens

To the rear of the properties are Sandstone patio areas leading to the remainder laid lawn. All gardens are enclosed by timber fencing with side access via timber gates and benefit from external power, lighting and water taps.

Agents Notes

Please note some of the images have been computer generated and are for illustrative purposes only. The images used are of all available property styles. The information provided is for guidance purposes and could be subject to change.

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