



TOTAL APPROX. FLOOR
AREA: 2320 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 as to their precision or accuracy.

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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BROOKEND, STEBBING, DUNMOW

OFFERS OVER £750,000



BROOKEND STEBBING DUNMOW

Nestled in the picturesque village of Stebbing, this stunning Grade II Listed barn conversion presents a unique opportunity to own a piece of history while enjoying modern living. Spanning an impressive 2,300 square feet, this property seamlessly combines charming character features with contemporary comforts, making it an ideal family home.

Upon entering, you are greeted by a spacious and versatile ground floor layout. The central open plan living and dining area is perfect for entertaining, while a separate lounge provides a cosy retreat. A well-appointed study offers a quiet space for work or relaxation, and Bedroom Two, complete with an en-suite, adds to the convenience of this level. The modern kitchen/diner is a chef's delight, complemented by a utility room and a convenient WC.

The first floor boasts three generously sized bedrooms, including a principal suite with its own en-suite bathroom, ensuring privacy and comfort for all family members. Additionally, a loft room offers further potential for use as a playroom or snug.

Externally, the property is equally impressive, featuring a double garage and driveway parking for multiple vehicles. The tranquil village setting is surrounded by beautiful open countryside, perfect for those who enjoy walking and outdoor activities.





Entrance Area / Living Area / Dining Room

Entrance via timber door, double glazed timber windows to front and rear aspects, exposed timbers, elevated vaulted ceilings, central log burning fireplace, two wall mounted radiators, space for dining table, wood laminate flooring, oak stairway to first floor landing, wall mounted light fixtures, various power points. Doors to: Bedroom Two, WC, Kitchen, Study, and Lounge.

Study

18'0" x 11'5" (5.5m x 3.5m)

Double glazed timber windows to front aspect, access to loft area, exposed timbers, wall mounted radiator, timber flooring, wall mounted light fixtures, various power points.

Kitchen / Breakfast Room

19'4" x 17'4" (5.9m x 5.3m)

Two double glazed timber windows to front aspect, various base and eye level units with Quartz work surfaces over, integrated dishwasher, integrated fan oven, single unit ceramic sink with drainer unit and mixer tap, four ring induction hob with extractor fan; central island unit with seating for four people; tile flooring, wall mounted radiator, inset spotlights, various power points. Door to:

Utility Room

13'9" x 8'2" (4.2m x 2.5m)

Timber door to rear aspect, double glazed timber window to side aspect, various base and eye level units with timber work surface, ceramic sink with mixer tap, space for separate washing machine and tumble dryer, wall mounted radiator, tiled flooring, access to plant room and storage, inset spotlights, various power points.

Lounge

18'0" x 17'8" (5.5m x 5.4m)

Double glazed timber windows to rear, exposed timbers, brick built fireplace with brick heath, timber lintel and log burner; wall mounted radiator, wall mounted light fixtures, wood laminate flooring, various power points.

Bedroom Two

13'5" x 10'2" (4.1m x 3.1m)

Double glazed timber windows to rear, exposed timbers, wall mounted radiator, inset spotlights, wood laminate flooring, various power points. Door to:

En-suite

Double glazed timber window to rear aspect, three-piece suite comprising: low level WC, vanity wash hand basin with mixer tap, walk in shower with rainfall head and glass screen; tiled flooring, tiled walls, wall mounted heated towel rail, inset spotlights, mirror.

Cloakroom

Laminate flooring, low level WC, ceiling mounted light fixture.

First Floor Landing

Access via oak stairway, post and rail oak balustrade, access to reading area with carpeted flooring, inset spotlights, various power points, access to loft. Doors to: Family Bathroom, Bedroom Three, Bedroom Four, Principal Bedroom.

Principal Bedroom

18'4" x 17'4" (5.6m x 5.3m)

Velux window to front aspect, double glazed timber window to rear aspect, carpeted flooring, wall mounted radiator, access to airing cupboard, inset spotlights, various power points. Door to:

- Semi-detached Barn Conversion
- Four Double Bedrooms
- Two En-suites & Family Bathroom
- Utility Room & WC
- Kitchen / Breakfast Room
- Open plan Living / Dining Area
- Separate Lounge
- Low Maintenance Rear Garden
- Double Garage with Parking For Two Vehicles
- Desirable Village Location





En-suite
Double glazed timber window to rear aspect, three-piece suite comprising: combined low level WC and vanity wash hand basin with mixer tap, tile enclosed shower with glass door; tiled flooring, exposed timbers, wall mounted heated towel rail, inset spotlights, mirror.

Bedroom Three
10'5" x 8'10" (3.2m x 2.7m)
Double glazed timber windows to rear and side aspects, carpeted flooring, wall mounted radiator, inset spotlights, various power points.

Bedroom Four
12'9" x 8'6" (3.9m x 2.6m)
Double glazed timber windows to front and side aspects, carpeted flooring, wall mounted radiator, inset spotlights, various power points.

Family Bathroom
Double glazed timber window to rear aspect, three-piece suite comprising: combined low level WC and vanity wash hand basin with mixer tap, panel enclosed bath with glass screen and shower attachment; tiled flooring, exposed timbers, wall mounted heated towel rail, inset spotlights, mirror.

Loft Room
19'8"x 12'1" (6.0mx 3.7m)
Accessed via loft ladder, carpeted flooring, exposed beams, inset spotlights (limited head height over circumference).

Double Garage & Parking
To the rear is a double garage with electric roller shutter door, power and lighting. A stone shingle parking space is present; with additional space to the front.

Gardens
The garden has been thoughtfully landscaped to create a private and

low-maintenance outdoor space, ideal for relaxing or entertaining. A raised decked seating area is perfectly positioned to enjoy the sunshine, surrounded by mature planting and established hedging offering a good degree of seclusion. The artificial lawn provides a practical yet attractive green space, complemented by paved pathways and decorative features.

Additional Information
Oil central heating system, mains waste water drainage, internet provisioning working from home, freehold title, water softener.

