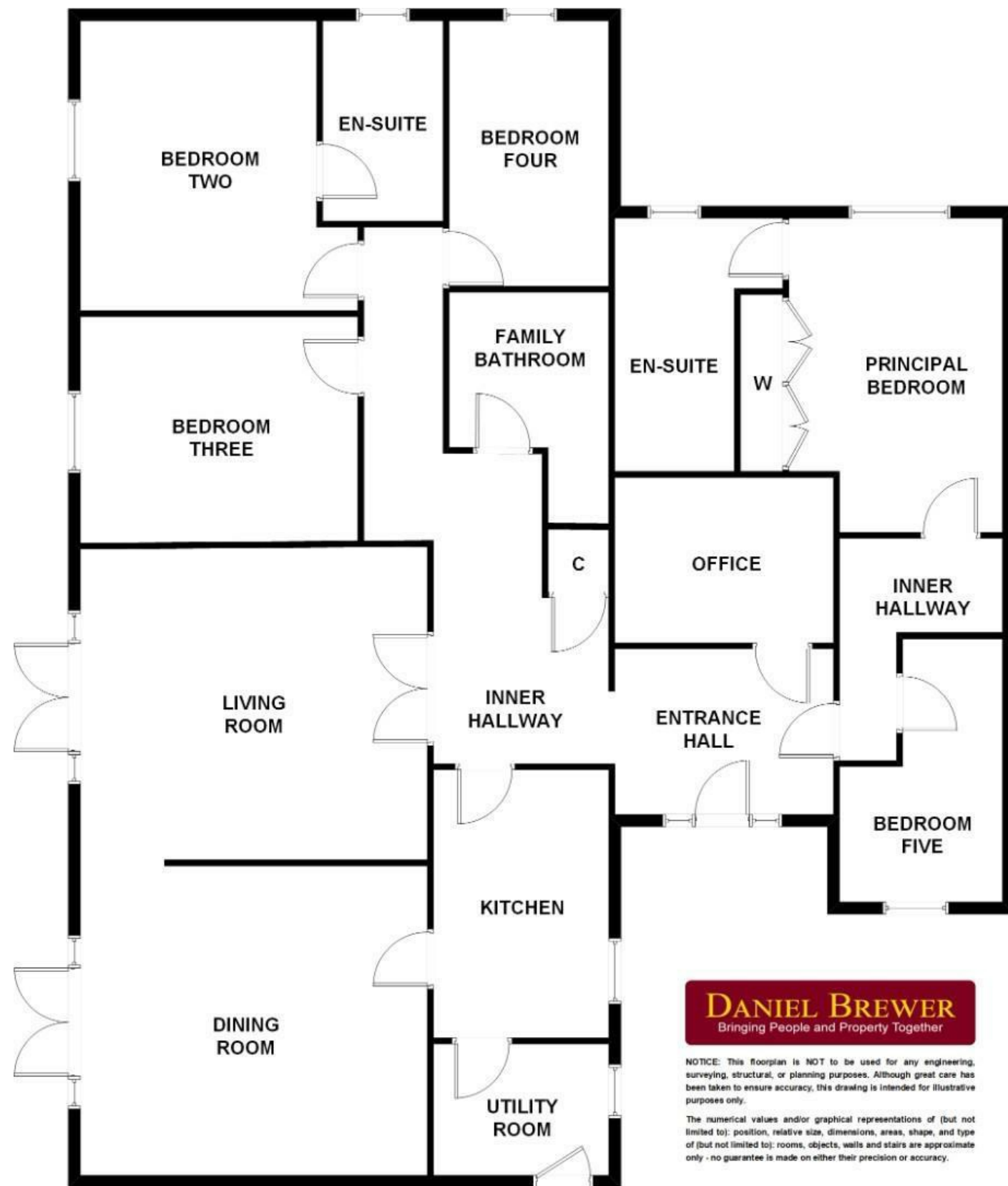




Disclaimer

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.

Daniel Brewer

51 High Street
Great Dunmow
Essex, CM6 1AE

Telephone • 01371 856585
Website • www.danielbrewer.co.uk
E-mail • info@danielbrewer.co.uk



GRANGE GREEN, TILTY, DUNMOW, ESSEX, CM6 2EQ

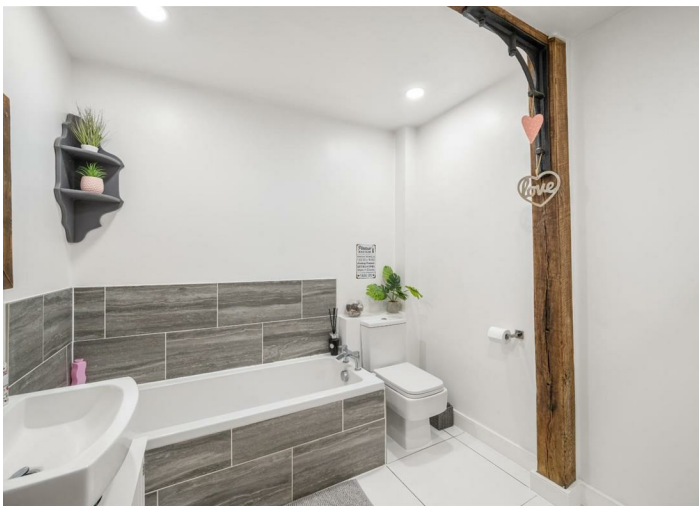
£795,000



GRANGE GREEN
TILTY
DUNMOW
ESSEX
CM6 2EQ

Daniel Brewer are pleased to offer the opportunity to acquire this beautifully presented five double bedroom, Grade II listed detached cart lodge conversion situated in the idyllic hamlet of Tilty. The accommodation set over one level offers:- two vaulted reception rooms complete with inglenook fireplace, kitchen/breakfast room, utility room, study, principal bedroom with en-suite, bedroom two with en-suite, a further three bedrooms and a family bathroom. Externally the property boasts a walled rear garden, double cart lodge and additional off street parking for four vehicles.





Frontage

The front of the property is approached via a shared shingle driveway supplying off street parking for 4 vehicles via double bay cart lodge and drive with personnel gate into front courtyard style garden laid primarily to cobblestone and shingle pathway leading to storm porch with outside lighting and water. The double bay cart lodge benefits from an EV charging point. Further picket fencing gate to front raised terrace patio retained by brick walling and further personnel gate to:

Rear Garden

Mainly to lawn with patio, all retained by brick walling and trellis with mature shrub, herbaceous and tree borders with further outside lighting. There is a further patio section to the rear garden enjoying a bar area, further storage shed and oil tank, continuation of the retaining brick wall and shingle pathway leading to rear gate. Additional lawn area accessed via rear gate.

- Grade II Listed Cart Lodge Conversion
- Five Bedrooms
- Kitchen/Breakfast Room & Utility Room
- Two Reception Rooms
- Impressive Inglenook Fireplace
- Principal Suite with Dressing Room and En-Suite Shower Room
- Bedroom Two With En-Suite
- Generous Walled Rear Garden
- Double Bay Cart Lodge With EV Charging Point & Driveway Parking
- Bespoke Complex Of Three Barn Conversions

Entrance Hall

Via a solid oak front door:- Ceiling lighting, wall mounted radiator, tiled flooring. Openings and doors leading to:-

Home Office

Ceiling lighting, extractor fan, wall mounted radiator, array of power points, solid oak flooring.

Inner Hallway

Wall mounted lighting, radiators, storage cupboard housing hot water cylinder, solid oak flooring, access to large loft with ladder, lighting and is part boarded. Doors leading to:-

Living Room

Beautifully constructed brick inglenook fireplace with oak bressumer over, vaulted ceiling with exposed timbers, French doors and full height windows to rear garden, radiators, ceiling and wall light points, solid oak engineered flooring, TV, telephone and power points and large archway leading to:-

Dining Room

Beautifully constructed brick inglenook fireplace with oak bressumer, vaulted ceiling with exposed beams, French doors and full height windows out to rear patio, wall mounted and ceiling lighting, wall mounted radiators, oak engineered flooring, an array of TV and power points. Door leading to:-

Kitchen/Breakfast Room

Base and eye level units, complimentary contemporary square edge work surface with white gloss splashback, single bowl single drainer composite sink with contemporary mixer tap, 4-ring electric hob with double oven beneath, spaces for dishwasher and large fridge/freezer, counter display lighting, finset down lighters, radiator, tiled flooring, window to front aspect. Door leading to:-

Utility Room

Square edge working surface with spaces for washing machine and tumble dryer, ceiling lighting, window to front aspect, further stable door to front patio, wall mounted fuse board and electric meter, ceiling lighting, power points, tiled flooring.





Bedroom Two

Window to rear aspect, ceiling lighting, wall mounted radiator, TV, telephone and power points, fitted carpet. Door leading to:-

En-Suite

Fitted with a three piece suite comprising:- Panel enclosed bath with mixer tap and shower attachment over, pedestal wash hand basin with twin taps, close coupled WC, half tiled surround. Opaque window to rear, inset down lighters, extractor fan, electric shaving point, wall mounted radiator and wood effect laminate flooring.

Bedroom Three

Window overlooking to rear aspect, ceiling lighting, wall mounted radiator, TV, telephone, power points, fitted carpet.

Bedroom Four

Window to rear, ceiling lighting, radiator, exposed timber and stone walling, TV, telephone, power points, fitted carpet.

Bathroom

Fitted with a four piece suite comprising:- Panel enclosed bath with mixer tap, close coupled WC, vanity mounted wash hand basin with twin taps and storage under, half tiled surround, separate fully tiled and glazed shower cubicle, inset ceiling downlighting, extractor fan, wall mounted radiator, exposed timbers and tiled flooring.

Inner Hallway

Solid Oak flooring, wall mounted radiator, power points, doors to.

Principal Bedroom

Vaulted ceiling with exposed timbers, window to rear aspect, built-in wardrobes, solid oak flooring, TV, telephone and power points, wall mounted radiator. Door leading to:-

En-Suite Shower Room

Fitted with a three pieces suite comprising:- 'His and Hers' wash hand basins with twin taps and storage under, close coupled WC, fully tiled and glazed shower cubicle. Inset ceiling downlighting, extractor fan, tiled flooring, wall mounted radiator, opaque window to rear aspect.

Bedroom Five

Window to front aspect, wall mounted lighting, solid oak flooring, wall mounted radiator, various power points.

