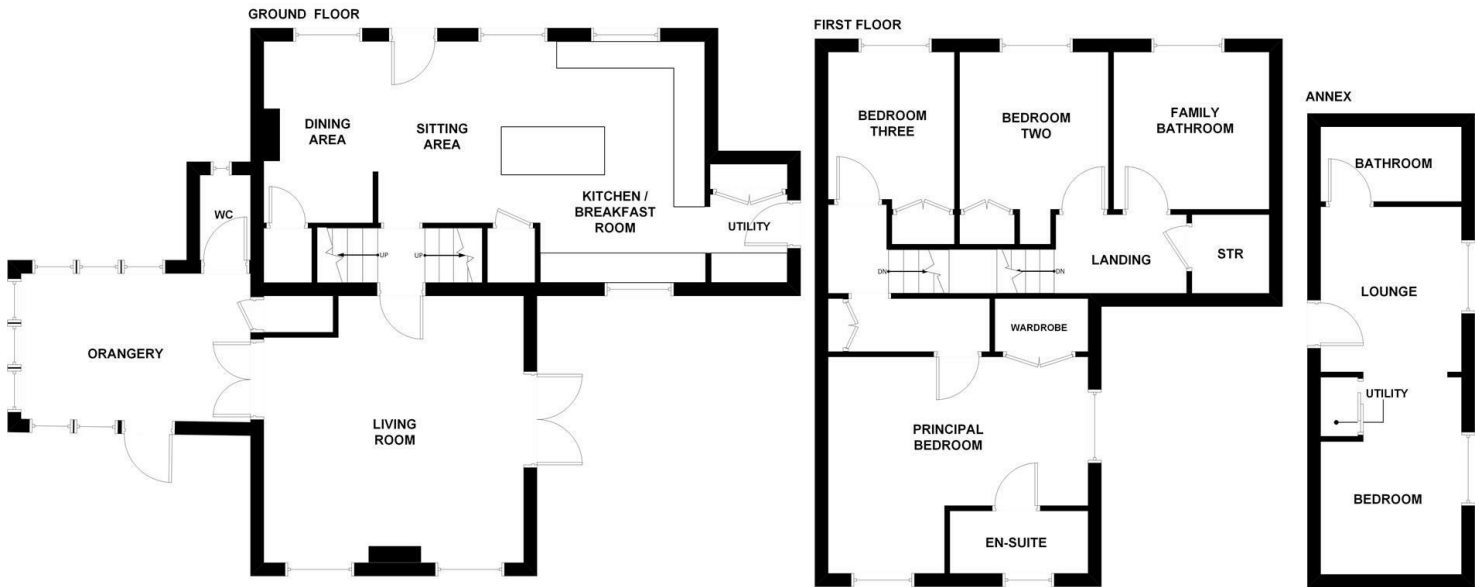




TOTAL APPROX. FLOOR  
AREA: 2030 SQ. FT.

**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.

Daniel Brewer

51 High Street  
Great Dunmow  
Essex, CM6 1AE

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

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

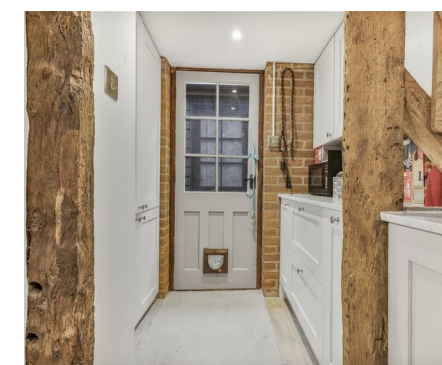
and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



CHURCH END, GREAT CANFIELD, DUNMOW, ESSEX, CM6 1JT

£750,000





## CHURCH END GREAT CANFIELD DUNMOW ESSEX CM6 1JT

*Set within approximately half an acre is this charming Grade II listed detached cottage located in the peaceful village of Great Canfield. The property features generous front and rear gardens with mature trees and a driveway providing parking for several vehicles. The ground floor offers a welcoming boot room, a well-appointed kitchen and breakfast area, a dining area, a cosy living room, an orangery and a cloakroom. The cottage benefits from two separate staircases; the right-hand staircase leads to the principal bedroom with en-suite facilities and a second bedroom, while the left-hand staircase leads to a third bedroom and the family bathroom. In addition, the property includes a converted garage annex comprising a living area, bedroom and en-suite, ideal for guests or independent living.*







**Annex: En-Suite**  
Three-piece suite, low level WC, vanity wash hand basin with mixer tap and low level storage, corner shower with sliding glass door, wood laminate flooring, partially tiled walls, inset spotlight, extractor fan.

**Front Gardens**  
To the front of the property is a laid to lawn from garden with various mature trees and bushes, with an asphalt driveway and a stone paved perimeter around the property, all enclosed by hedges.

**Rear Gardens**  
To the rear of the property is a large laid to lawn garden, with a forested area, a entertaining patio area just outside the house with a further elevated patio area next to the lawn, mature trees throughout, various storage sheds.

**Driveway Parking**  
Asphalt driveway parking for up to four vehicles.

**Additional Information**  
Grade II listed, oil central heating, septic tank.

- **Detached Grade II Listed Cottage**
- **Three Bedrooms & Annex Bedroom**
- **Open Plan Kitchen/Dining Area**
- **Living Room**
- **Orangery**
- **Family Bathroom & En-Suite**
- **Boot Room & Cloakroom**
- **Separate Annex with En-Suite & Living Area**
- **Approximately Half An Acre Of Gardens**
- **Driveway Parking for Several Vehicles**

**Boot Room**  
7'2" x 4'7" (2.2m x 1.4m)  
Entrance via single glazed timber side door, access to coat cupboard, base and eye level units with marble effect work surfaces, inset spotlight, various power points, Opening to: Kitchen.

**Kitchen/Breakfast Area**  
18'0" x 14'9" (5.5m x 4.5m)  
Sash timber windows to front & rear aspect, various base and eye level units with marble effect work surfaces over, integrated ceramic butler sink with mixer tap and carved drainer unit, Rangemaster five ring induction hob with double oven and grill, drinks refrigerator, space for American style fridge freezer, integrated dishwasher, breakfast bar seating for four people, feature brick wall, exposed timbers, underfloor heating, wood laminate flooring, ceiling mounted spotlight array, ceiling mounted light fixture, various power points. Opening into: Dining/Sitting Area.

**Dining Area**  
14'9" x 8'10" (4.5m x 2.7m)  
Sash timber window to front aspect, door to front aspect, open fireplace with log burner, two separate staircases to the first floor landing, under stairs storage, exposed timbers, feature brick wall, wall mounted radiator, wall mounted light fixtures, various power points. Door to: Living Room.

**Living Room**  
16'4" x 15'8" (5.0m x 4.8m)  
French single glazed timber doors to side aspect, single glazed timber windows to rear aspect, brick built fireplace with log burner and brick hearth and shelf, wood laminate flooring, wall mounted radiator, wall mounted light fixture, various power points. Double doors to: Orangery.

**Orangery**  
14'1" x 8'10" (4.3m x 2.7m)  
Double glazed timber windows to side, front & rear aspects, double glazed timber door to rear aspect, access to storage cupboard, exposed brickwork, wall mounted radiator, tiled flooring, ceiling mounted light fixture, various power points. Door to: WC.

**WC**  
Frosted single glazed window to front aspect, low level WC, vanity wash hand basin with mixer tap and low level storage, access to electric box, wall mounted radiator, inset spotlight.

**First Floor Landing (RHS)**  
Carpeted stairway, storage cupboard, exposed timbers, carpeted flooring. Doors to: Bedroom Two, Principal Bedroom.







**Principal Bedroom**  
12'5" x 14'1" (3.8m x 4.3m)  
Single glazed timber windows to rear & side, integrated wardrobe, wall mounted radiator, carpeted flooring, wall mounted radiator, wall mounted light fixtures, various power points.

**En-Suite**  
Frosted single glazed timber window to rear, three-piece suite, low level WC, vanity wash hand basin with mixer tap and low level storage, tile enclosed shower with rainfall head and sliding glass door, wall mounted heated towel rail, vinyl flooring, tiled walls, inset spotlights.

**Bedroom Two**  
12'1" x 8'10" (3.7m x 2.7m)  
Sash double glazed timber window to front aspect, access to wardrobes, original fireplace, wall mounted radiator, carpeted flooring, exposed timbers, ceiling mounted light fixture, various power points.

**First Floor Landing (LHS)**  
Carpeted stairway, access to airing cupboard, access to loft, exposed timbers, carpeted flooring. Doors to: Bedroom Three, Family Bathroom.

**Bedroom Three**  
9'10" x 8'2" (3.0m x 2.5m)  
Single glazed sash window to front aspect, access to wardrobe, exposed timbers, wall mounted radiator, carpeted flooring, wall mounted light fixtures, various power points.

**Family Bathroom**  
Single glazed sash timber window to front aspect, low level WC, pedestal wash hand basin with separate taps, oval bath with shower attachment and mixer tap, wall mounted heated towel rail, original fireplace, vinyl flooring, partially tiled walls, wall mounted light fixture.

**Annex: Living Area**  
14'5" x 8'6" (4.4m x 2.6m)  
Single glazed timber door to side aspect, single glazed timber window to side aspect, access to loft, wood laminate flooring, wall mounted radiators, ceiling mounted spotlight array, various power points. Sliding door to: Bedroom. Door to: En-Suite.

**Annex: Bedroom**  
12'5" x 8'6" (3.8m x 2.6m)  
Single glazed sash window to side aspect, utility/storage cupboard, wood laminate flooring, ceiling mounted light fixtures, various power points.

