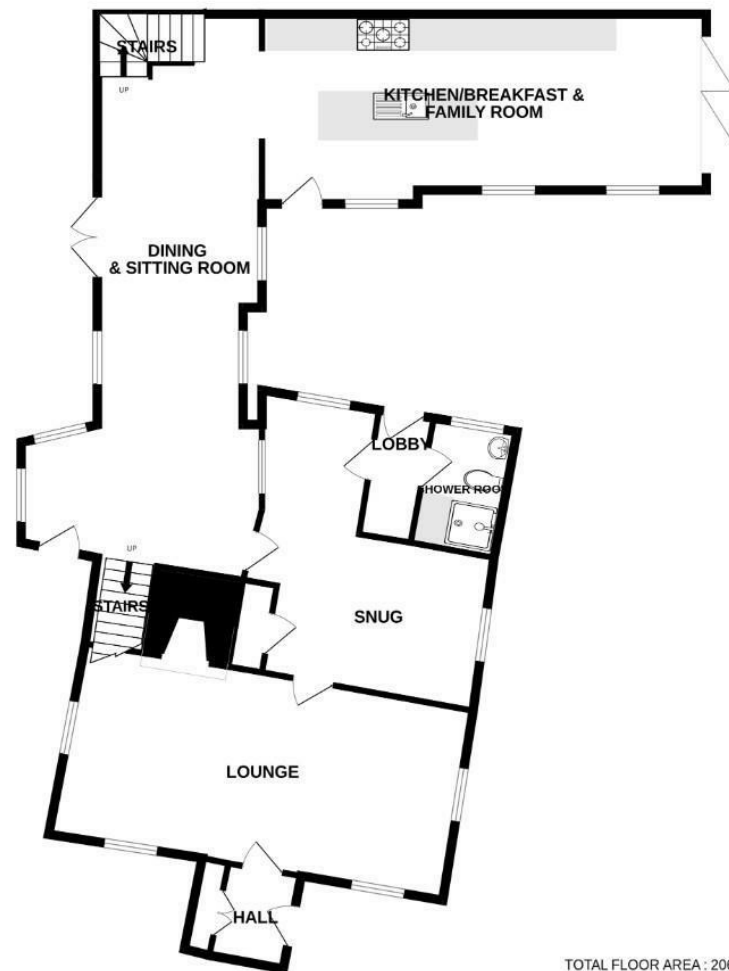
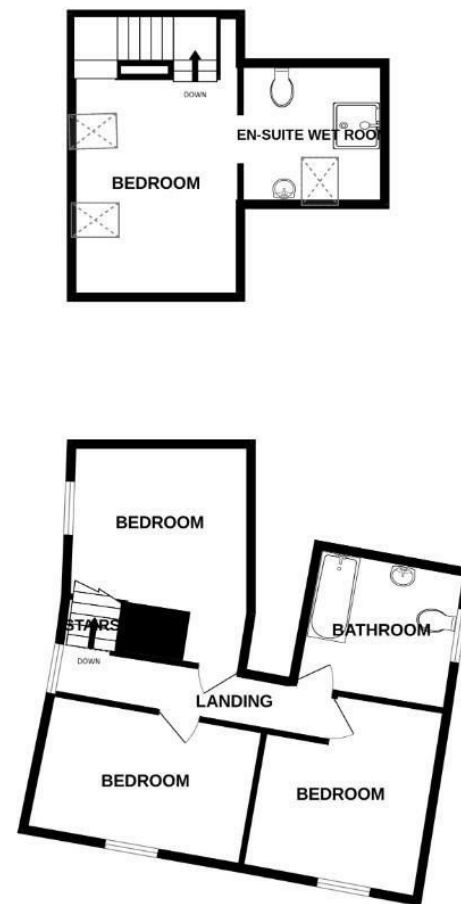


GROUND FLOOR  
1293 sq.ft. (120.1 sq.m.) approx.



1ST FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 2068 sq.ft. (192.1 sq.m.) approx.  
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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.

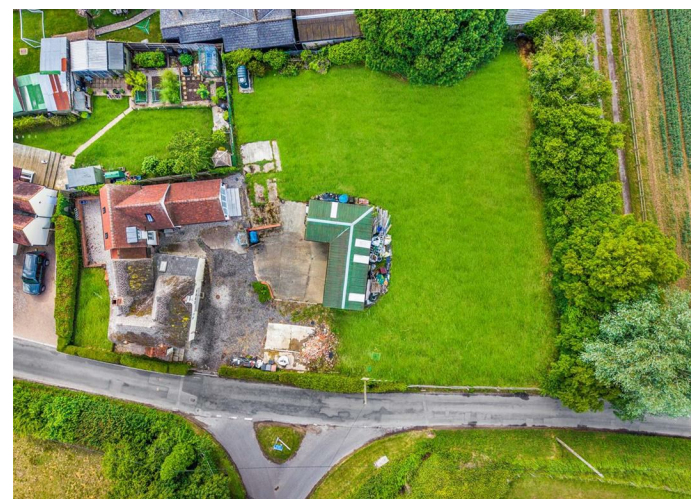
**Daniel Brewer**

51 High Street  
Great Dunmow  
Essex, CM6 1AE

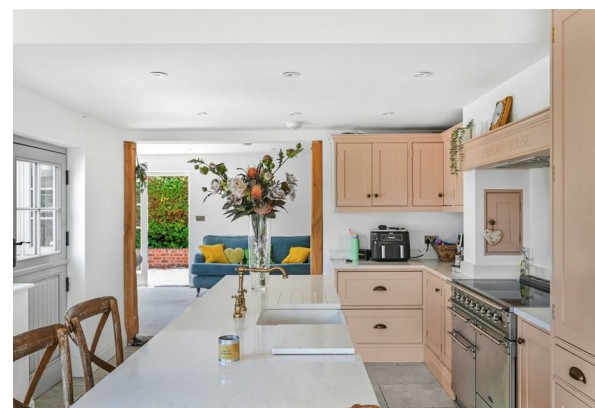
Telephone • 01371 856585  
Website • [www.danielbrewer.co.uk](http://www.danielbrewer.co.uk)  
E-mail • [info@danielbrewer.co.uk](mailto:info@danielbrewer.co.uk)

**CLATTERFORD END, GOOD EASTER, CHELMSFORD, ESSEX,  
CM1 4QJ**

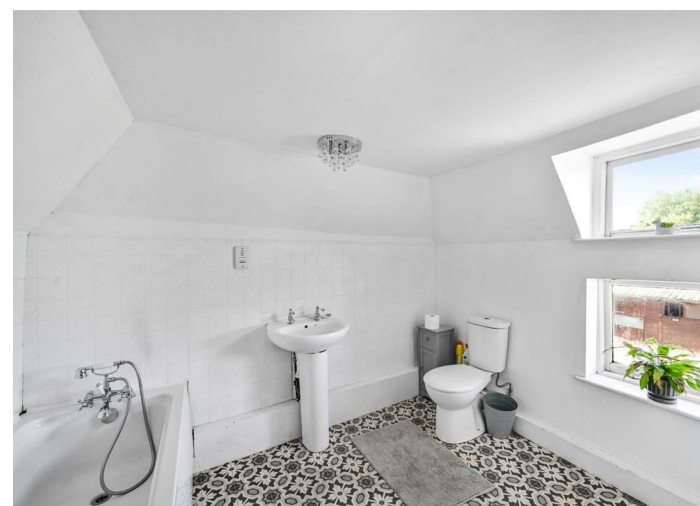
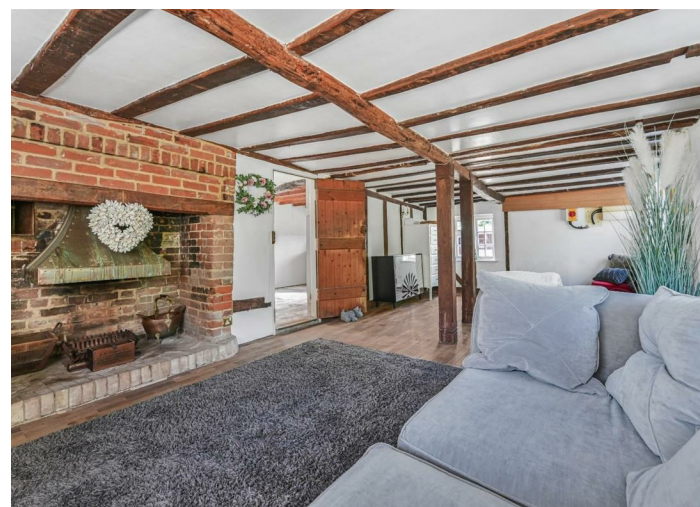
**GUIDE PRICE £800,000**



CLATTERFORD END  
 GOOD EASTER  
 CHELMSFORD  
 ESSEX  
 CM1 4QJ



*Set within approximately half an acre in the quiet village of Good Easter is this sympathetically extended four bedroom detached Unlisted Thatched Cottage. The ground floor accommodation comprises:- living room, family room, kitchen/dining room, utility room and shower room. On the first floor are four bedrooms with en-suite facilities to the principal bedroom and a family bathroom. Externally the property boasts a stable block, generous gardens, gated driveway parking and fantastic development potential subject to planning permission.*



- Four Bedroom Detached Country Home
- Unlisted Thatched Cottage With Rear Extension
- Approximately Half an Acre
- Gated Driveway Parking
- Living Room & Family Room
- Kitchen/Dining Room
- Utility Room & Shower Room
- En-Suite & Family Bathroom
- Countryside Views
- Potential To Develop Subject To Planning Permission

**Accommodation With Dimensions**

**Entrance Porch**

**Living Room**  
23'3" x 11'8" (7.1 x 3.58)

**Inner Hallway**

**Utility Room**  
16'7" x 14'7" (5.08 x 4.47)

**Rear Hallway**

**Shower Room**

**Family Room**  
34'4" x 10'4" (10.47 x 3.16)

**Kitchen/Dining Room**  
26'8" x 12'3" (8.13 x 3.74)

**First Floor**

**Principal Bedroom**  
17'5" x 10'4" (5.31 x 3.15)

**En-Suite**

**Bedroom Two**  
14'3" x 11'9" (4.36 x 3.6)

**Bedroom Three**  
13'1" x 8'5" (4 x 2.57)

**Bedroom Four**  
11'6" x 9'8" (3.51 x 2.97)

**Bathroom**

**Grounds**

The grounds measure approximately half an acre with stabling, driveway parking accessed via a five bar timber gate. An additional five bar timber gate provides access to the bottom of the garden.



