

TOTAL APPROX. FLOOR
AREA: 2070 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.



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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14 PARSONAGE DOWNS, DUNMOW

OFFERS OVER £800,000



14 PARSONAGE DOWNS DUNMOW

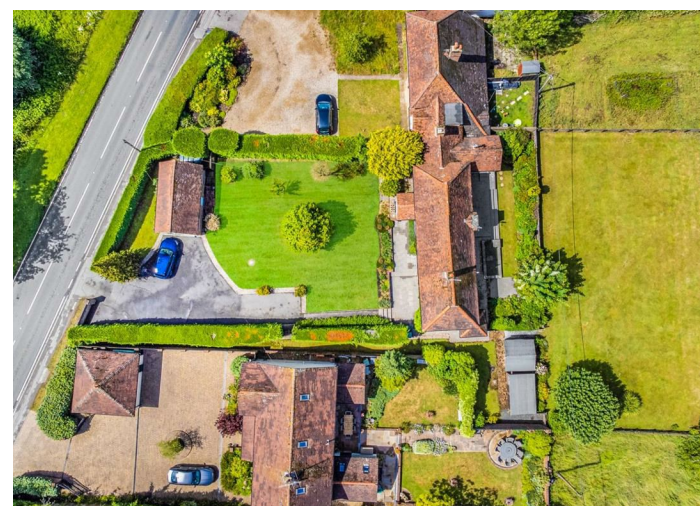
Daniel Brewer are pleased to present this characterful three-bedroom link-detached cottage located in a highly sought after area in Great Dunmow within walking distance of the town centre. The property is approached via a generous concrete driveway, providing parking for multiple vehicles and access to a single garage, with an attractive front garden, mature tree and shrub borders.

The accommodation offers flexible living space, including an entrance hall, large living room with fireplaces and French doors, family room, open-plan kitchen/dining area, ground-floor bathroom and cloakroom. The first floor provides three double bedrooms and a further family bathroom, with useful built-in storage and a distinctive dual-staircase layout.

Externally, the property enjoys mature front and rear gardens with patio areas, planting, a pond and useful timber sheds, opening onto a substantial paddock-style lawn with beautiful countryside views.

The market town of Great Dunmow is a bustling town full of independent shops, restaurants and public houses/bars. The town centre is full of historic buildings with some stunning seating areas which include the renowned "Doctors Pond" at Talberds Ley. Some of Great Dunmow's facilities include:- leisure centre, various additional gyms, supermarkets, fantastic primary & secondary schools, parks and much more. The town offers fantastic transport links to Stansted Airport, Chelmsford City and Bishop's Stortford. The town is well known for its four-yearly ritual of the "Flitch Trials", famously mentioned in Chaucer's The Canterbury Tales. Couples must convince a jury of six local bachelors and six local maidens that they have never wished themselves un-wed for a year and a day. If successful the couple are paraded along the High Street and receive a flitch of bacon.





- ****NO ONWARD CHAIN****
- **Detached Grade II Listed Cottage**
- **Three Double Bedrooms**
- **Kitchen/Breakfast Area**
- **Separate Dining Room & Family Room**
- **Large Central Living Room**
- **Two Bathrooms**
- **Single Garage & Driveway Parking**
- **Front and Rear Gardens With Exquisite Countryside Views**
- **Excellent Transport Links Via A120, M11, & Rail Services**

Entrance Area

9'10" x 7'2" (3.0m x 2.2m)

Entrance via solid oak timber door, window to front aspect, access to under-stairs storage, carpeted flooring, wall mounted light fixtures, wall mounted radiator, various power points. Doors to: Living Room, and Dining Room.

Dining Room

16'4" x 8'2" (5.0m x 2.5m)

Windows to rear and front aspects, various base and eye level units with work-surfaces over, carpeted flooring, wall mounted light fixtures, wall mounted radiator, various power points. Opening to: Kitchen/Breakfast Room, and stairway to first floor.

Kitchen/Breakfast Room

19'8" x 9'6" (6.0m x 2.9m)

Timber door to side aspect, window to rear aspect, various base and eye level units with work-surfaces over, five ring induction hob with extractor fan, two ring AGA with three ovens, integrated dishwasher, integrated fridge freezer, single unit sink with mixer tap and drainer unit, part carpeted and part tile flooring, inset spotlights, ceiling mounted fan, access to oil boiler, various power points. Door to:

Bathroom

Window to front aspect, three-piece suite comprising: low level WC, vanity wash hand basin with mixer tap and low level storage, panel enclosed bath with mixer tap; wall mounted heated towel rail, storage cabinet and mirror, tiled floors, tiles walls, wall mounted light fixtures, inset spotlights.

Living Room

23'11" x 16'4" (7.3m x 5.0m)

French Doors to front aspect, windows to rear and front aspects, carpeted flooring, exposed timbers, two wall mounted radiators, brick built fireplace with electric feature fireplace, brick hearth and timber lintel; wall mounted light fixtures, various power points, TV point.

Family Room

16'0" x 7'6" (4.9m x 2.3m)

Door to rear aspect, windows to rear and front aspects, carpeted flooring, exposed timbers, wall mounted radiator, stairs to first floor landing; wall mounted light fixtures, various power points.

First Floor Landing

Access via varnished oak staircase, window to front aspect, exposed timbers, carpeted flooring, wall mounted light fixtures, wall mounted radiator, various power points. Doors to: Bedroom Two, Principal Bedroom, and Family Bathroom.

Bedroom Two

16'0" x 11'9" (4.9m x 3.6m)

Windows to front and rear aspects, carpeted flooring, wall mounted radiator, access to large storage cupboard / wardrobe, wall mounted light fixtures, various power points.





Family Bathroom

10'1" x 9'10" (3.09 x 3.00)

Window to rear aspect, four-piece suite comprising: low level WC, cubicle shower with glass door, tile enclosed bath with mixer tap, vanity wash hand basin with inset sink and storage; exposed timbers, mirror, carpeted flooring, wall mounted light fixtures.

Principal Bedroom

16'4" x 11'5" (5.0m x 3.5m)

Window to front aspect, carpeted flooring, wall mounted radiator, in-built wardrobes, wall mounted light fixtures, various power points. Door to:

Connector Landing

Access via carpeted stairway, ceiling mounted light fixture. Doors to: principal bedroom, and bedroom three.

Bedroom Three

16'0" x 7'6" (4.9m x 2.3m)

Windows to front and rear aspects, carpeted flooring, wall mounted radiator, access to large storage cupboard / wardrobe, wall mounted light fixtures, various power points.

Front & Rear Gardens

The property is approached via an attractive front garden, with a pathway leading through the lawned frontage towards the house, driveway and garage. Mature, well-maintained hedgerows provide a strong sense of privacy and enclosure, while planted borders, patio areas and established greenery create an appealing and characterful first impression.

To the rear, the gardens continue to impress, offering a series of beautifully arranged outdoor spaces. A secluded gated area features a pond, patio and well-stocked planted borders, creating a peaceful setting ideal for outdoor seating, dining or quiet enjoyment. To the right-hand side, there are two timber sheds, providing excellent storage and offering potential for use as a garden workshop, hobby space or outdoor office, subject to any necessary requirements.

Beyond this, the garden opens into a substantial paddock-style lawned area, enclosed by post and rail fencing and enjoying wonderful views over the surrounding countryside. This impressive outside space is ideal for families, keen gardeners and those seeking a home with generous grounds, privacy and a truly rural outlook.

Single Garage & Driveway Parking

The property further benefits from a brick-built single garage, complete with an electronic roller shutter door, power and useful storage space. An asphalt driveway provides access to the garage and offers off-road parking for multiple vehicles.

Additional Information

The property benefits from mains waste water drainage, a freehold title, and oil central heating system, and FTTC internet.

