

oakheart

£1,150,000

Offers In The Region Of  
Plot 5, The Maypoles, Great Dunmow



Plot 5 at The Maypoles is an expansive and luxurious five-bedroom detached house, offering a remarkable blend of style, comfort, and modern efficiency. The heart of the home is a stunning open-plan kitchen and family room, complemented by a spacious dining area and a bright lounge, all designed for versatile living and entertaining. Additional features include a dedicated study, utility room, and five generously sized bedrooms-two with ensuites and the principal suite boasting a dressing area.

The Maypoles is an exclusive development located in the charming village of Lindsell, Essex, offering a rare opportunity to enjoy rural tranquillity alongside modern comforts and excellent connectivity. Comprising five meticulously designed homes, including detached houses and bungalows, The location is ideal for those seeking a peaceful lifestyle while remaining well-connected; Lindsell is just 5 miles from Great Dunmow and within easy reach of Saffron Walden, Bishop's Stortford, Cambridge, and Chelmsford. Newport Train Station is only 2.9 miles away, offering direct access to London Liverpool Street in under an hour. With nearby amenities such as supermarkets, leisure facilities, schools, and road connections including the A120 and M11, The Maypoles combines rural charm with modern convenience to create a truly desirable living experience.



















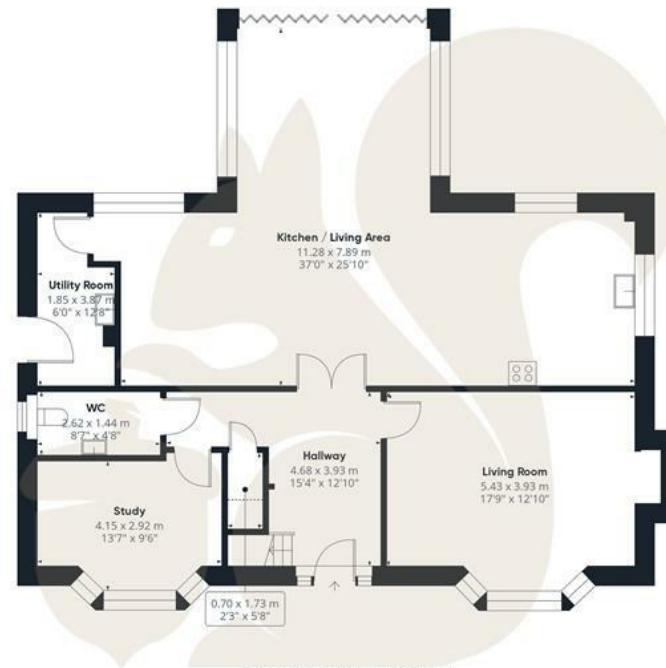




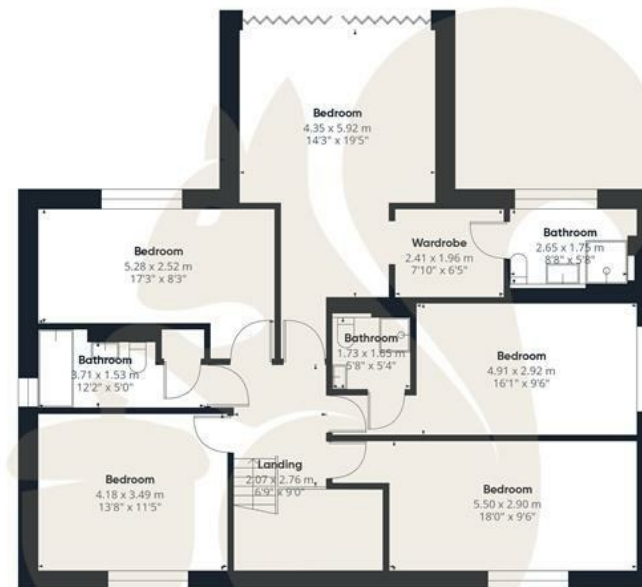








**Ground Floor** Building 1



**Floor 1** Building 1



**GLA<sup>(1)</sup>**

257.91 m<sup>2</sup>  
2776.12 ft<sup>2</sup>

**Total**

257.91 m<sup>2</sup>  
2776.12 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24  
cm/6 in

Reduced headroom

Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft  
are excluded

Calculations reference the ANSI-Z765  
standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

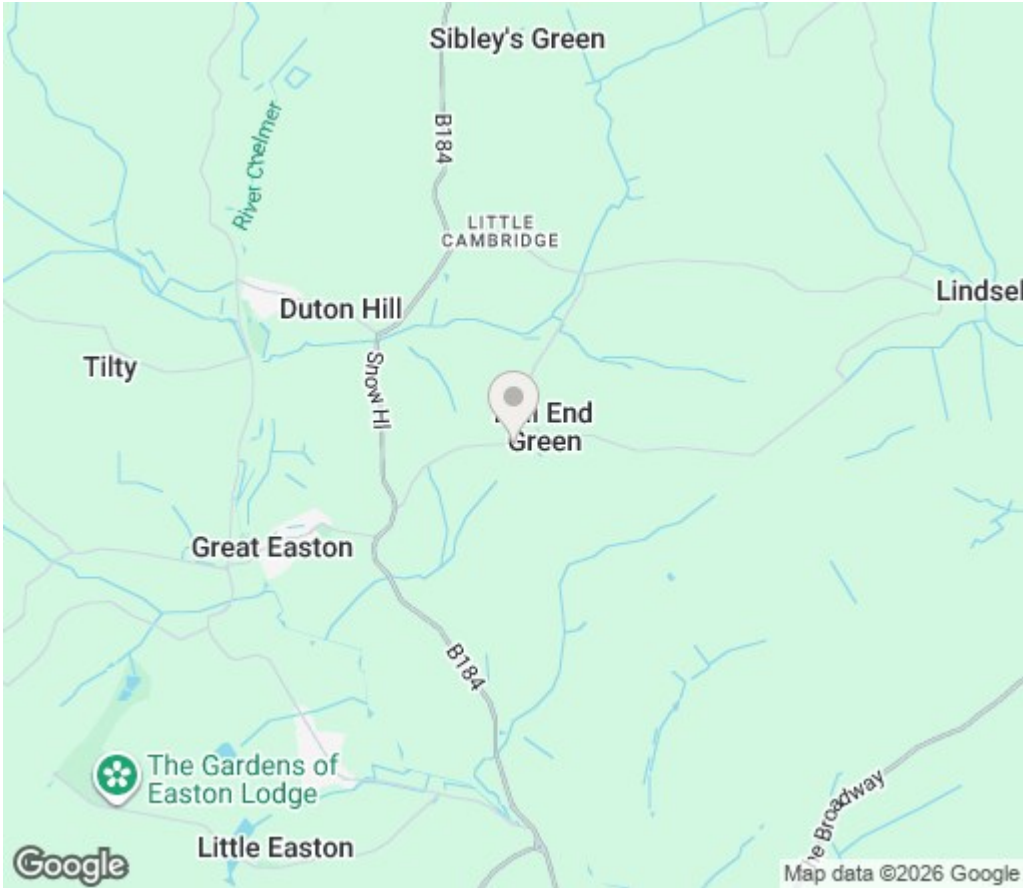
**GIRAFFE360**



Local Authority:  
Uttlesford District Council

Tenure:  
Freehold

Council Tax Band:  
New Build



## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                            |
|---------------------------------------------|----------------------------|--------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                      |
| (92 plus) <b>A</b>                          |                            |                                                                                      |
| (81-91) <b>B</b>                            | <b>81</b>                  | <b>81</b>                                                                            |
| (69-80) <b>C</b>                            |                            |                                                                                      |
| (55-68) <b>D</b>                            |                            |                                                                                      |
| (39-54) <b>E</b>                            |                            |                                                                                      |
| (21-38) <b>F</b>                            |                            |                                                                                      |
| (1-20) <b>G</b>                             |                            |                                                                                      |
| Not energy efficient - higher running costs |                            |                                                                                      |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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