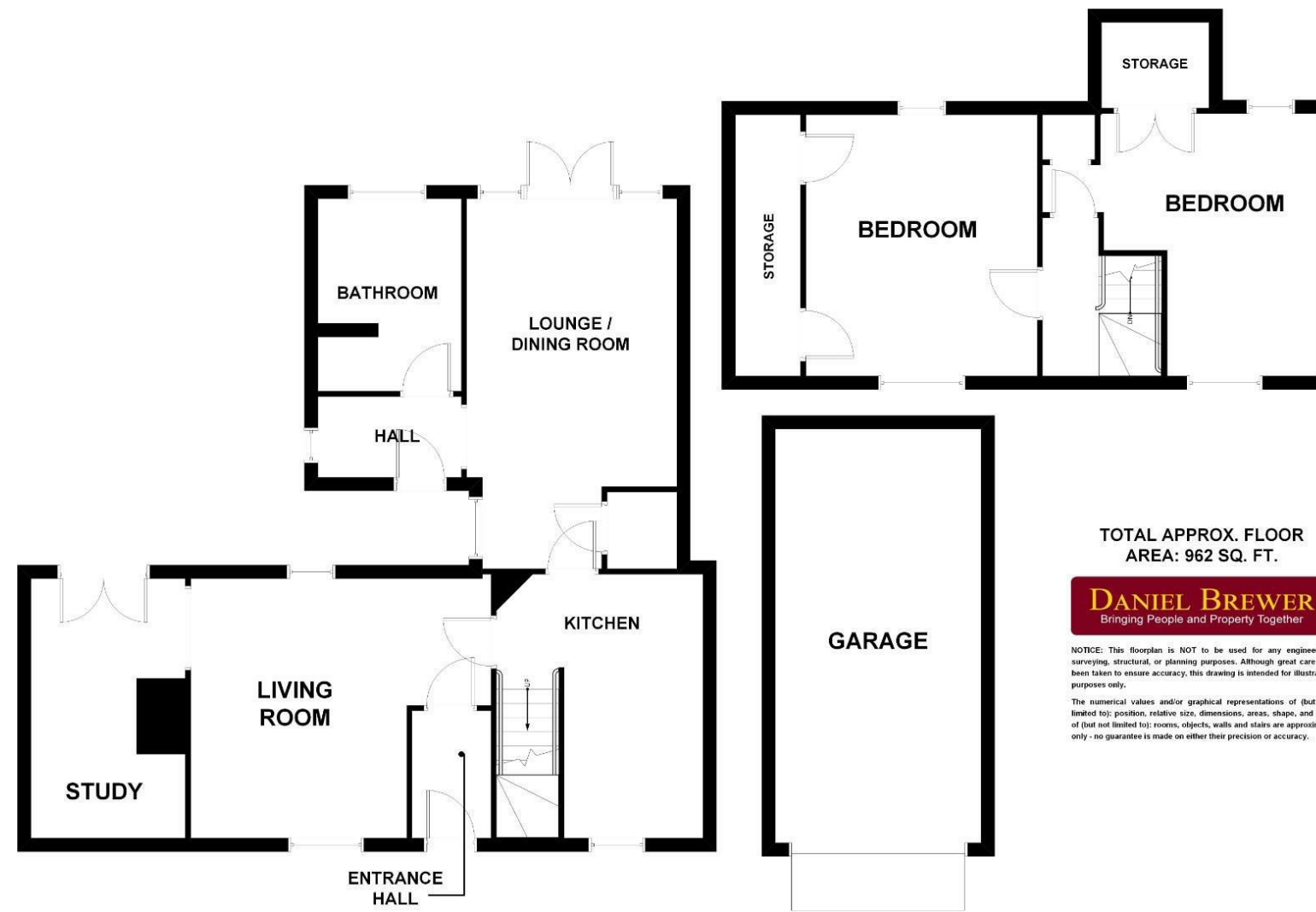


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TOTAL APPROX. FLOOR
AREA: 962 SQ. FT.

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): positions, 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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THE STREET, HIGH RODING, DUNMOW

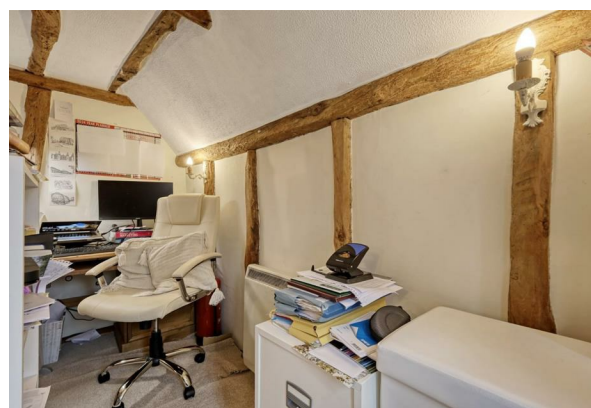
OFFERS OVER £375,000



THE STREET HIGH RODING DUNMOW

Daniel Brewer are pleased to market this charming Grade II Listed period thatched cottage located in the desirable village 'High Roding' backing onto farmland. In brief the accommodation on the ground floor comprises:- entrance hall, living room, kitchen, lounge/dining room, study, bath and shower and an inner hallway. On the first floor there are two double bedrooms. Externally there is a secluded rear garden backing onto farmland, single garage and driveway parking. The High Roding allotments sit directly opposite.

The Rodings comprise of eight villages/hamlets offering their own individual charm and benefits. The Rodings Primary School is well regarded in the local area offering fantastic facilities. The villages offer various amenities which include various public houses/restaurants, village shop, Bretts Farm Shop and various clubs.





- **Grade II Listed Period Thatched Cottage**
- **Two Bedrooms**
- **End-Of-Terrace**
- **Lounge/Dining Room**
- **Living Room & Separate Study Area**
- **Countryside Views**
- **Driveway Parking & Single Garage**
- **Very Recent Re-Ridged Thatched Roof**
- **Desirable Village**
- **Original Features Including Exposed Timbers & Feature Fireplace**

Entrance Hall

Entered via front door.

Lounge/Dining Room

15'8" x 8'9" (4.79 x 2.68)

French Doors to rear aspect leading to rear garden.

Kitchen

10'10" x 8'6" (3.31 x 2.61)

Window to front aspect.

Living Room

12'0" x 12'5" (3.67 x 3.81)

Window to front aspect, window to rear aspect.

Study Area

10'10" x 6'6" (3.31 x 2.00)

French Doors to rear aspect leading to rear garden.

Bathroom

8'1" x 5'11" (2.48 x 1.82)

Opaque window to rear aspect, fitted with a panel enclosed bath with shower, wash hand basin with vanity unit, low level W.C.

Inner Hallway

Accessed via back door.

First Floor Landing

Doors leading to:-

Bedroom One

10'10" x 9'7" (3.31 x 2.93)

Window to front aspect, window to rear aspect, two doors to storage.





Bedroom Two

11'2" x 10'10" (3.42 x 3.31)

Window to front aspect, window to rear aspect, door to storage.

Secluded Rear Garden

The rear garden is mainly lawn with a patio area perfect for entertaining directly to the rear of the property. There is a variety of well stocked flower beds, shrub borders and hedging with a further patio area at the foot of the garden.

Driveway Parking

Suitable for one vehicle in front of the garage and a further space directly to the side of the property.

Single Garage

With up and over door, power, lighting and boarded first floor great for storage.

