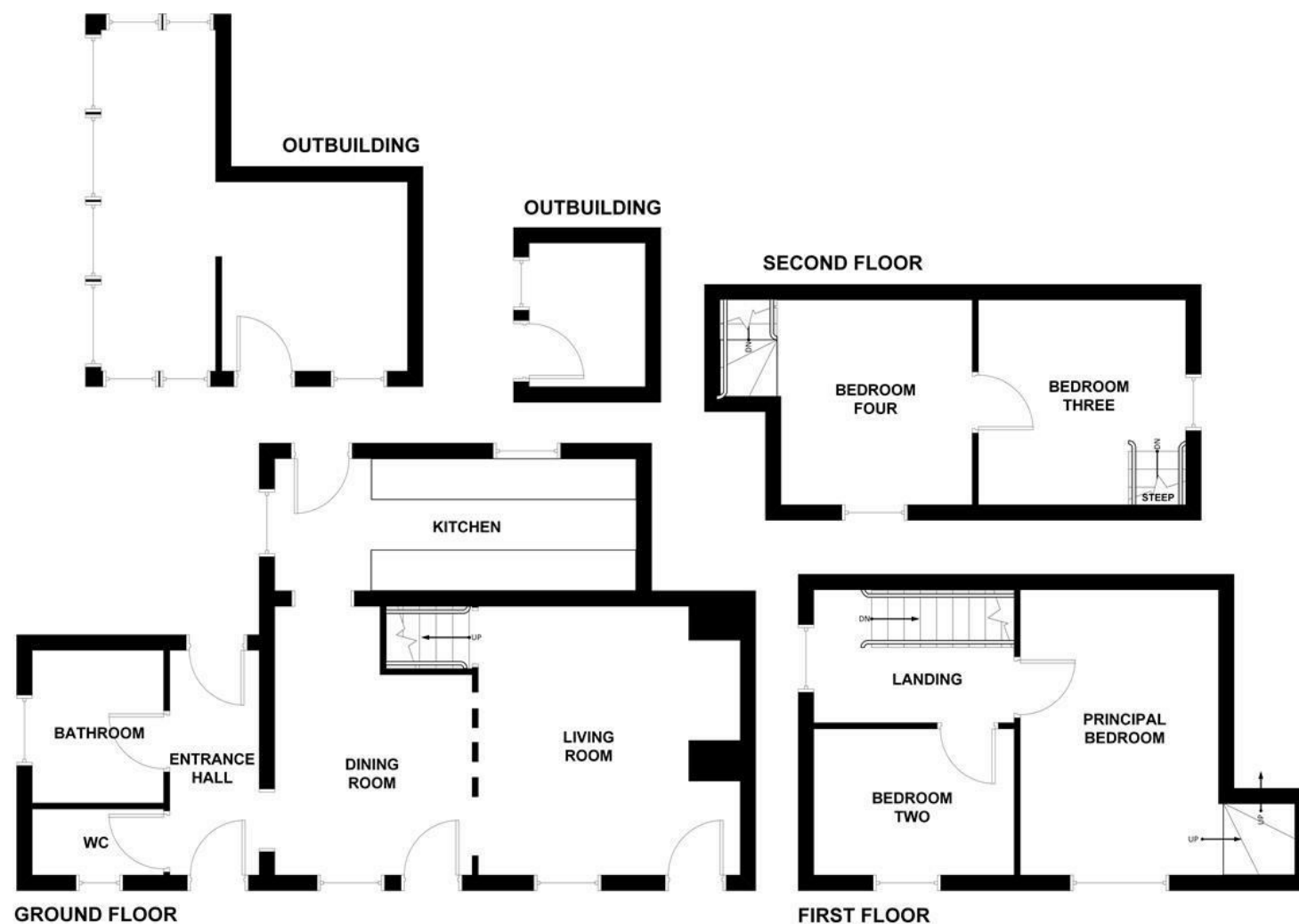


# DANIEL BREWER

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TOTAL APPROX. FLOOR  
AREA: 1225 SQ. FT.

OUTBUILDINGS APPROX:  
250 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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HIGH STREET, STEBBING, DUNMOW, ESSEX, CM6 3SE

GUIDE PRICE £650,000





HIGH STREET  
STEBBING  
DUNMOW  
ESSEX  
CM6 3SE

*Set in the heart of the peaceful and sought-after village of Stebbing, this charming Grade II Listed semi-detached cottage occupies an impressive plot of approximately one and a half acres.*

*The property offers versatile three/four-bedroom accommodation arranged over three floors. The ground floor comprises a welcoming entrance hall, comfortable living room, separate dining room, kitchen, bathroom, separate W.C and useful boot room. To the first floor are two well-proportioned bedrooms, while the second floor provides a further bedroom which has been thoughtfully divided to create two separate rooms, offering flexibility for family living, home working or guest accommodation.*

*Externally, the property enjoys a generous and attractive setting, with ample driveway parking, established formal gardens, adjoining paddock land, home office and gym/garden room. The extensive grounds provide considerable space and privacy, with the potential for a variety of uses, subject to any necessary consents.*

*There may also be scope to extend the property, subject to obtaining the relevant planning permission and Listed Building Consent.*

*An appealing period home offering character, generous grounds and excellent potential, ideally positioned within the centre of this picturesque Essex village.*







- Approximately One And A Half Acres
- Three/Four Bedroom Semi-Detached Grade II Listed Cottage
- Conveniently Positioned In The Centre Of The Sought After Village Of Stebbing
- Ample Driveway Parking
- Paddock & Formal Gardens
- Two Receptions & Kitchen
- Ground Floor Bathroom
- Outbuilding Which Are Currently Used As A Home Office & Gym/Garden Room
- A Wealth Of Period Features
- Potential To Extend Or Develop Subject To Planning Permission & Listed Building Consent

**Entrance Hall**  
11'9" x 4'7" (3.6m x 1.4m)  
Accessed via a solid Oak front door:- wood effect flooring, radiator, power points, single door to rear aspect, doors to.

**W.C**  
Opaque window to front aspect, W.C, wood effect flooring.

**Bathroom**  
Opaque window to side aspect, enclosed bath with mixer taps, separate shower over, wash hand basin, W.C, radiator, fully tiled.

**Dining Room**  
14'5" x 10'2" (4.4m x 3.1m)  
Window to front aspect, exposed timbers, radiator, power points, single door to front aspect, door way to kitchen, opening to.

**Living Room**  
14'5" x 14'1" (4.4m x 4.3m)  
Window to front aspect, Inglenook fireplace with wood burning stove, exposed timbers, radiator, power points, single door to front aspect, stairs rising to the first floor landing.

**Kitchen**  
19'0" x 6'10" (5.8m x 2.1m)  
Windows to front aspect, vaulted ceiling with exposed timbers, base level of units with complimentary working surfaces over, inset sink with drainer unit, five ring gas hob, inset oven, space for dishwasher, space for fridge/freezer, tiled flooring, part tiled walls, single door to rear aspect.

**First Floor Landing**  
10'5" x 6'6" (3.2m x 2.0m)  
Exposed timbers, doors to.

**Principal Bedroom**  
15'1" x 10'9" (4.6m x 3.3m)  
Window to front aspect, exposed timbers, feature brick fireplace, radiator, power points, door to stairs rising to the second floor.







**Bedroom Two**  
10'5" x 7'10" (3.2m x 2.4m)  
Window to front aspect, exposed timbers, radiator, power points.

**Second Floor**

**Bedroom Three**  
10'9" x 10'5" (3.3m x 3.2m)  
Window to rear aspect, exposed timbers, radiator, power points.

**Bedroom Four**  
10'9" x 10'5" (3.3m x 3.2m)  
Window to side aspect, exposed timbers, power points.

**Grounds**  
To the rear of the property is a patio area leading onto the remainder of the lawn, which features a variety of mature shrubs and trees. The formal garden is enclosed by timber fencing. The paddocks wrap around the property and are enclosed by mature hedging and post and rail fencing.

**Driveway**  
To the side of the property is driveway parking for several vehicles. The neighbouring property retains a designated allocated parking space on the driveway.

**Home Office**  
7'6" x 6'2" (2.3m x 1.9m)  
Window to side aspect, power points, single door.

**Garden Room/Gym**  
17'8" x 15'5" (5.4m x 4.7m)  
Single door, windows to side aspect, exposed timbers, power points, tiled flooring.

**Village Summary**  
Stebbing is a quiet village surrounded by undulating farmland offering an array of amenities, situated approximately 3 miles east of the bustling market town of Great Dunmow. Stebbing boasts a variety of clubs which include bowls, cricket, tennis, football and judo. The village amenities consist of a highly respected Montessori nursery & primary school, village shop, The White Hart Public House, and St Marys Church.

