

# 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)



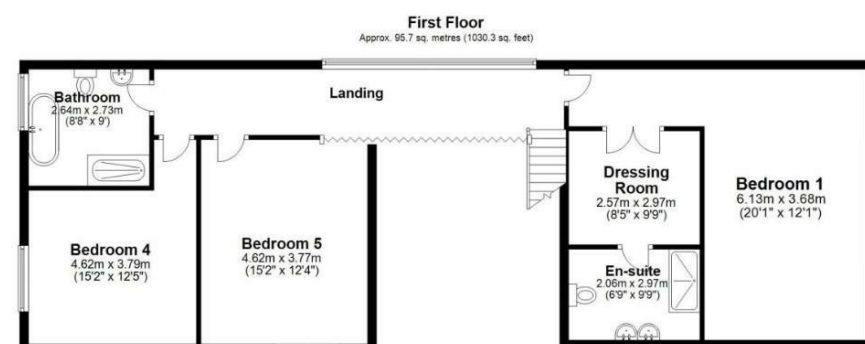
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BROXTED ROAD, GREAT EASTON, DUNMOW, ESSEX,  
CM6 2EN

OFFERS OVER £1,000,000



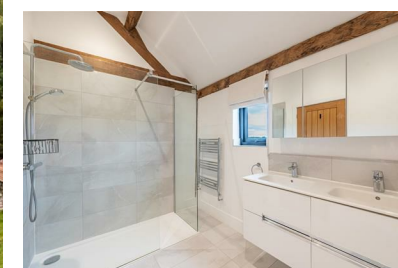
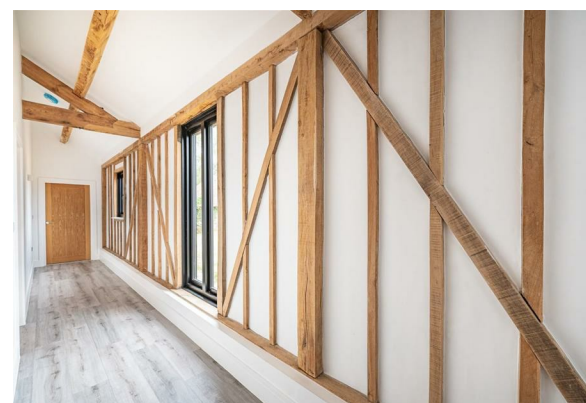
Total area: approx. 282.6 sq. metres (3041.7 sq. feet)  
The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact.  
Plan produced using PlanUp.





**BROXTED ROAD  
GREAT EASTON  
DUNMOW  
ESSEX  
CM6 2EN**

*Commanding an elevated position overlooking undulating countryside on the outskirts of the popular village of Great Easton is this newly converted five bedroom detached Essex barn conversion boasting a double cart lodge with workshop. The ground floor accommodation comprises:- lounge, dining area, kitchen/breakfast room, utility room, cloakroom, inner hallway and two double bedrooms with en-suite facilities. On the first floor are three double bedrooms, family bathroom, dressing room and en-suite to the principal bedroom. Externally the property benefits from ample driveway park and generous gardens.*







**Entrance / Dining Area**

21'3" x 18'4" (6.5m x 5.6m)  
Timber door to rear aspect, double glazed timber bi-folding double glazed timber doors to front aspect, double glazed timber windows to front and rear aspects, wood laminate flooring, access to utility cupboard housing water softener and fuse box, stairs to first floor landing, exposed timbers with braces, various power points. Opening to:

Double glazed full height windows to multiple aspects, vaulted ceiling, exposed timbers, inset spotlights, wood effect flooring with underfloor heating, power points, built-in storage cupboard, stairs rising to the first floor landing, opening to.

**Living Room**

21'3" x 20'8" (6.5m x 6.3m)  
Double glazed timber door and windows to side aspect, carpeted flooring, exposed timbers, inset spotlights, various power points, TV point.

**Kitchen / Breakfast Room**

20'11" x 19'8" (6.4m x 6.0m)  
Double glazed timber windows to front and side aspects, various base and eye level units with quartz work surfaces over, inset ceramic butler sink with mixer tap, integrated dishwasher, integrated pull-out bins, separate integrated fridge and freezer, integrated Neff microwave oven and separate fan oven, integrated pull-out pantry; island unit with quartz work surfaces over boasting breakfast bar seating for six people, low level storage, and a five ring Neff induction hob with electrically actuated base mounted extractor fan; wood laminate flooring, inset spotlights, exposed timbers, splashback tiling, ceiling mounted light fixtures, various power points. Opening to:

**Inner Hallway**

36'5" x 8'10" (11.1m x 2.7m)  
Access via oak steps from kitchen / breakfast room, timber door to rear aspect, double glazed timber windows to rear aspect, wood laminate flooring, exposed timbers, various power points. Doors to: Utility Room, Cloakroom, Bedroom Five / Study, Bedroom Four.

**Utility Room**

10'2" x 7'2" (3.1m x 2.2m)  
Skylight to front aspect, base and eye level units with quartz work surfaces over, ceramic sink with mixer tap, space for washing machine, space for tumble dryer, access to utility cupboard housing water cylinder, access to gas boiler, splashback tiling, wood laminate flooring, inset spotlights, various power points.

**Cloakroom**

Frosted double glazed timber window to front aspect, low level WC, wall mounted wash hand basin with mixer tap and low level storage, wood laminate flooring, inset spotlights, extractor fan.

**Bedroom Five / Study**

12'5" x 10'2" (3.8m x 3.1m)  
Double glazed timber French doors and window to front aspect, carpeted flooring, exposed timbers with braces, inset spotlights, various power points. Door to:

**En-Suite**

Frosted double glazed timber window to front aspect, three-piece suite comprising: low level WC, wall mounted vanity wash hand basin with mixer tap and low level storage, corner panel enclosed bath with tile enclosed rainfall shower, handheld attachment, and glass screen; wall mounted heated towel rail, ceramic wood-effect tile flooring, inset spotlights, extractor fan.

**Bedroom Four**

14'1" x 13'9" (4.3m x 4.2m)  
Double glazed timber French doors to front aspect double glazed window to side aspect, carpeted flooring, exposed timbers with braces, inset spotlights, various power points. Door to:



- **Five Bedrooms**
- **Detached Essex Barn Conversion**
- **Double Cart Lodge With Workshop**
- **Countryside Views**
- **Generous Gardens**
- **Three En-Suites & Family Bathroom**
- **Dressing Room**
- **Open Plan Living Accommodation**
- **Utility Room & Cloakroom**







**En-Suite**

Frosted double glazed timber window to front aspect, three-piece suite comprising: low level WC, vanity wash hand basin with mixer tap and low level storage, walk-in oversized shower with rainfall head, handheld attachment, and sliding glass door; wall mounted heated towel rail, ceramic tile flooring, inset spotlights, extractor fan.

**Galleried First Floor Landing**

30'2" x 4'11" (9.2m x 1.5m)  
Access via oak stairway with timber and glass banisters, carpeted flooring, post and rail glass balustrade, exposed timbers with braces, wall mounted radiator, wall mounted light fixtures, various power points. Doors to: Principal Bedroom, Bedroom Two, bedroom Three, and Family Bathroom.

**Principal Bedroom**

20'11" x 12'5" (6.4m x 3.8m)  
Large double glazed timber windows overlooking scenic countryside to the side aspect, carpeted flooring, two wall mounted radiators, exposed timbers with braces, inset spotlights, beam-mounted spotlights, various power points. Double doors to:

**Dressing Room**

9'6" x 8'6" (2.9m x 2.6m)  
Carpeted flooring, exposed timbers, inset spotlights, various power points. Door to:

**En-Suite**

Double glazed timber window to front aspect, three-piece suite comprising: low level WC, wall mounted 'his and hers' vanity unit wash hand basins with low level storage and mixer taps, walk-in tile enclosed rainfall shower with handheld attachment and glass screen; ceramic tile flooring, exposed timbers, wall mounted heated towel rail, inset spotlights, extractor fan, shaver port.

**Bedroom Two**

15'5" x 12'5" (4.7m x 3.8m)  
Double glazed timber window to front aspect, wall mounted radiator, exposed timbers with braces, carpeted flooring, inset spotlights, various power points.

**Bedroom Three**

15'8" x 12'5" (4.8m x 3.8m)  
Double glazed timber window to side aspect, wall mounted radiator, exposed timbers with braces, carpeted flooring, inset spotlights, beam mounted spotlights, various power points.

**Family Bathroom**

Frosted double glazed window to side aspect, four-piece suite comprising: low level WC, wall mounted vanity wash hand basin with mixer tap and low level storage, freestanding rectangular bath with freestanding mixer tap and shower attachment, tile enclosed corner rainfall shower with handheld attachment and glass door; ceramic tile flooring, wall mounted heated towel rail, inset spotlights, extractor fan, shaver port.

**Double Cart Lodge With Workshop**

To the rear of the property is a brick and timber built double cart-lodge with an attached brick built workshop.

**Driveway Parking**

The rear of the property boasts stone shingle driveway parking for in excess of eight vehicles.

**Gardens**

To the front of the property is a bordering raised patio enclosed by wrought iron railings with two sets of steps leading to the lawn. To the side aspect is a timber built outbuilding / covered seating area with a wrought iron gate granting access to the rear garden, laid to lawn. The entire plot is enclosed by a mixture of post and rail fencing, as well as original brick walls; all overlooking rolling farmland.

**Additional Information**

The property benefits from a multi-zone gas central heating system, with ground floor underfloor heating. The property has private wastewater disposal by means of septic tank.

