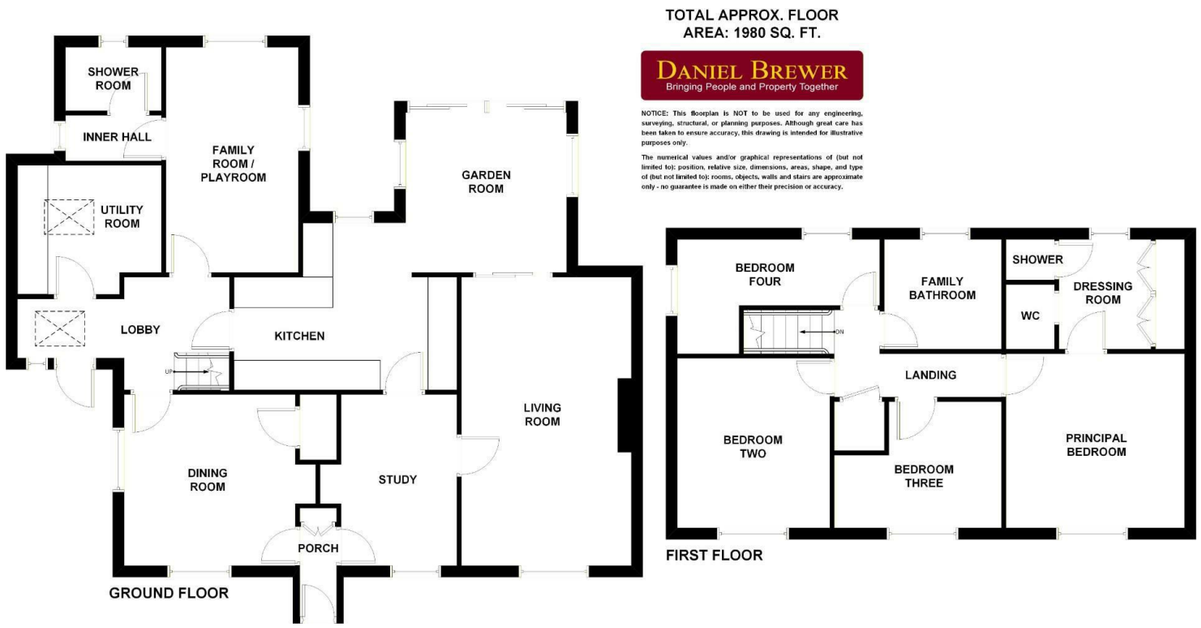

TOTAL APPROX. FLOOR AREA: 1980 SQ. FT.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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THE DOWNS, STEBBING, DUNMOW

OFFERS OVER £800,000

THE DOWNS
STEBBING
DUNMOW

Situated in the highly desirable village of Stebbing, this well presented detached residence on The Downs offers generous and versatile accommodation, seamlessly blending period charm with modern family living, and is set within approximately a third of an acre.

The property is entered via an inviting entrance porch, leading into a dining room or study. From here, a central lobby provides access to the kitchen, utility room, and a playroom. The playroom connects to an inner hall with a shower room, offering excellent flexibility for multi-generational living or guest accommodation. The principal living spaces flow effortlessly from the study into an open kitchen/living area, extending into a delightful garden room with views across the grounds.

Upstairs, the property offers four well-proportioned bedrooms, including an impressive principal suite complete with dressing area and en-suite facilities. Both the living room and dining room feature attractive fireplaces, enhancing the home's character and warmth.

Externally, the property is approached via wrought iron gates, opening onto a private driveway and carport, providing ample parking for several vehicles. The gardens are a particular highlight—beautifully established and thoughtfully designed, extending to approximately a third of an acre. To the front, lawns are interspersed with mature trees and planting, while the rear features a stone-paved terrace leading onto an expansive lawn bordered by well-stocked flowerbeds and shrubs.

A timber pergola walkway runs along one side, creating a charming and secluded seating area. Steps descend through further landscaped sections, including additional lawns with brick-edged beds, a small orchard, and a greenhouse within its own enclosed garden. Beyond, a gate opens into a young woodland area, providing a rare sense of privacy and a picturesque natural backdrop.

Family Bathroom
Timber window to rear aspect, four-piece suite, low level WC, vanity wash hand basin with low level storage & mixer tap, panel enclosed bath with mixer tap and shower attachment, shower with folding glass door, wall mounted radiator, tiled walls, timber laminate flooring, inset spotlights.

Gardens
The property is accessed via an iron gate leading to a private driveway which in turn provides access to a carport with parking for numerous vehicles & the front gardens. The front of the property has brick paved pathways & laid to lawn with various mature trees bordering & interspersed throughout. Further stone pathways surround the house and lead to the rear garden. To the rear of the property is a stone paved patio seating area with low level brick walls, leading down to a laid to lawn section with mature bushes and flowerbeds on the right and a timber pergola walkway on the left. There are some attractive seating areas including a small pergola covered patio, surrounded by hedges & greenery. At the end of the lawn area are brick steps leading down to another area laid to lawn with brick enclosed flowerbeds. Further brick steps provide access to a small orchard area, and this opens up through timber trellis panels to a vegetable patch with a greenhouse. Finally to the rear of the greenhouse is a wooden gate leading to a copse.

Parking
Covered carport & driveway parking for a numerous vehicles.

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, judo. The village amenities consist of a highly respected primary school, village shop, The White Hart Public House, St Marys Church and Andrewsfield airfield.

Further Infomatiom
The property benefits form Solar Panels which provides hot water to the property all year round for the current owners.

- **Four Bedroom Detached Victorian Cottage**
- **Set Within Approximately A Third Of An Acre**
- **Living Room With Traditional Fireplace**
- **Study, Dining Room & Garden Room**
- **Utility Room & Lobby**
- **Well-Appointed Kitchen**
- **Shower Room, Family Bathroom & En-Suite**
- **Desirable Village Location**
- **Gardens Backing Onto Woodland**
- **Carport With Driveway Parking**

Entrance Porch
Glazed timber door to front aspect, inbuilt timber shelving, access to storage cupboard, wall mounted radiator with timber cover, matted flooring, inset spotlight. Doors to: Dining Room & Study.

Dining Room
12'5" x 11'9" (3.8m x 3.6m)
Timber windows to front & rear aspect, feature fireplace with timber mantle, access to storage cupboard, space for dining table, wall mounted radiator, exposed timbers, carpeted flooring, ceiling mounted light fixture, various power points. Doors to: Lobby.

Lobby
13'9" x 12'1" (4.2m x 3.7m)
Timber door to front aspect, timber window to front aspect, Velux window to side aspect, stairs rising to first floor landing, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Doors to: Family Room/Playroom, Dining Room, Utility Room. Glazed door to: Kitchen.

Utility Room
10'2" x 9'2" (3.1m x 2.8m)
Velux window to side aspect, various base and eye level units with granite effect worksurfaces over, space for washing machine & separate tumble drier, inset stainless steel sink with drainer unit, brick flooring, splashback tiling, spotlight array, various power points.

Family Room/Playroom
16'0" x 9'6" (4.9m x 2.9m)
Timber sliding doors to rear aspect, timber window to side aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Inner Hallway
13'9" x 4'3" (4.2m x 1.3m)
Timber window to side aspect, carpeted flooring, inset spotlight. Door to: Shower Room.

Shower Room
UPVC frosted window to rear aspect, three-piece suite, low level WC, pedestal wash hand basin with mixer tap, shower with glass folding door, tiled walls, tiled flooring, mirror, wall mounted towel rail, inset spotlight, shaver port.

Kitchen
16'0" x 7'10" (4.9m x 2.4m)
Timber windows to rear aspect, various base and eye level units with timber worksurfaces over, integrated oven and grill, four ring electric hob with extractor fan overhead, integrated fridge and freezer, integrated stainless steel sink with mixer tap, partially tiled walls, laminated timber flooring, exposed timbers, inset spotlights, various power points. Glazed Door to: Study. Opening to: Conservatory.

Study
12'1" x 8'2" (3.7m x 2.5m)
Timber window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Glazed door to: Living Room.

Living Room
20'8" x 12'1" (6.3m x 3.7m)
Timber window to front aspect, Victorian-style cast iron fireplace with decorative tiled inserts and stone hearth. wall mounted radiator, carpeted flooring, wall mounted light fixtures, various power points. Gazed sliding doors to: Garden Room.

Garden Room
12'1" x 11'5" (3.7m x 3.5m)
Timber windows to side and rear aspects, UPVC framed translucent panel ceiling, carpeted flooring, ceiling mounted light fixture, wall mounted light fixture, various power points.

Landing
Carpeted stairway with timber post and rail banister, access to loft, carpeted flooring, ceiling mounted light fixture. Doors to: Bedrooms & Family Bathroom.

Principal Bedroom
11'9" x 11'9" (3.6m x 3.6m)
Timber window to front aspect, wall mounted radiator, feature wall, carpeted flooring, ceiling mounted light fixture, various power points. Door to: Dressing Room.

Dressing Room/En-suite
8'10" x 8'6" (2.7m x 2.6m)
Timber window to rear aspect, wall mounted radiator, carpeted flooring, inset spotlights, various power points. access to various inbuilt wardrobe, timber flooring, tiled walls, inset spotlight.. Three-piece suite, low level WC, shower with glazed sliding door, vanity wash hand basin with low level storage.

Bedroom Two
12'1" x 11'5" (3.7m x 3.5m)
Timber window to front aspect, pedestal wash hand basin, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Three
11'5" x 9'2" (3.5m x 2.8m)
Timber window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Four
14'1" x 4'11" (4.3m x 1.5m)
Timber windows to front & side aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.