

GROUND FLOOR



TOTAL APPROX. FLOOR
AREA: 1400 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.

FIRST FLOOR



Daniel Brewer

51 High Street
Great Dunmow
Essex, CM6 1AE

Telephone • 01371 856585
Website • www.danielbrewer.co.uk
E-mail • info@danielbrewer.co.uk

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.



DUNMOW ROAD, HIGH RODING, DUNMOW, ESSEX, CM6 1NL

£650,000



**DUNMOW ROAD
HIGH RODING
DUNMOW
ESSEX
CM6 1NL**

Set within an approximately one-third-acre plot in the sought-after village of High Roding, near Great Dunmow, is this substantial four/five bedroom detached family home with a double garage and driveway parking. The ground floor accommodation comprises an entrance hall, living room with French doors opening onto the garden, study/bedroom five, kitchen/dining room and shower room. Upstairs are four bedrooms, including a principal bedroom with built-in wardrobes, and a family bathroom. Outside, the property enjoys well-presented wraparound gardens with generous lawned areas, mature trees, established hedging and a paved entertaining terrace. The double garage also benefits from a room above with power and lighting, while the garden adjoins the neighbouring cricket club.





Double Garage & Driveway Parking
Parking for multiple vehicles leading to double garage with electric roller shutter door, power and lighting

Garage Room
16'8" x 10'2" (5.1m x 3.1m)
Accessed via iron stairs to side, Double glazed UPVC door to side aspect, double glazed UPVC window to side aspect, electric wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Village Summary
High Roding is a charming and historic village within the group of settlements known as The Rodings, surrounded by attractive Essex countryside. The village features a mix of period homes, a strong sense of community and the Grade II* listed All Saints' Church. Conveniently positioned near Great Dunmow, Chelmsford and the surrounding market towns, High Roding offers peaceful village living with scenic walks, rural views and easy access to wider amenities.

Additional Information
Freehold, septic tank, oil central heating.

- **Four/Five Bedroom Detached Country Home**
- **Approximately a Third Of An Acre Plot**
- **Double Garage With Room Above & Driveway Parking**
- **Wraparound Established Gardens**
- **Two Reception Rooms**
- **Kitchen/Dining Room**
- **Shower Room & Family Bathroom**
- **Potential To Extend Subject To Planning Permission**
- **Village Location**
- **Views Over The Local Cricket Pitch**

Entrance Hall
6'2" x 5'2" (1.9m x 1.6m)
Entrance via UPVC door with frosted window to side aspect, wall mounted radiator, porcelain tiled flooring, ceiling mounted light fixture, various power points. Door to: Shower room/WC, Living Room. Opening to: Kitchen.

Living Room
17'4" x 14'1" (5.3m x 4.3m)
Double glazed UPVC windows to front & rear aspects, double glazed French door to side aspect, wall mounted radiators, carpeted flooring, ceiling mounted light fixtures, various power points, TV points.

Shower Room
Frosted double glazed UPVC window to side aspect, three-piece suite, low level WC, pedestal wash hand basin with separate taps, tiled enclosed shower with glass screen, wall mounted radiator, porcelain tile flooring, inset spotlights, extractor fan.

Kitchen/Dining Room
15'8" x 14'1" (4.8m x 4.3m)
Double glazed UPVC windows to side & front aspects, double glazed UPVC door to front aspect with wrought iron railing and stairs, stairway to first floor landing, various base and eye level units with timber effect worksurfaces over, Rangemaster combination hob and oven with five ring induction hob and extractor fan overhead and double oven and grill below, single unit stainless steel sink with separate taps and drainer unit, Lamona integrated dishwasher, integrated washing machine, integrated half-height fridge, integrated half-height freezer, drinks refrigerator, wall mounted radiator, porcelain tiled flooring, inset spotlights, various power points. Door to: Study.

Bedroom Five / Study
11'1" x 10'9" (3.4m x 3.3m)
Double glazed UPVC windows to side & rear aspect,, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.





First Floor Landing
15'8" x 14'5" (4.8m x 4.4m)
Double glazed UPVC window to rear, carpeted stairway, access to loft, wall mounted radiator, ceiling mounted light fixtures. Doors to: Bedrooms, Family Bathroom.

Family Bathroom
Frosted double glazed UPVC window to side aspect, three-piece suite, low level WC, pedestal wash hand basin with mixer tap and splashback tiling, panel enclosed bath with separate taps, wall mounted radiator, porcelain tile flooring, inset spotlights, shaver port, extractor fan.

Principal Bedroom
14'5" x 11'5" (4.4m x 3.5m)
Double glazed UPVC windows to front & side aspects, access to his & hers wardrobes, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Two
14'1" x 9'10" (4.3m x 3.0m)
Double glazed UPVC windows to side & front aspects, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Three
9'2" x 7'6" (2.8m x 2.3m)
Double glazed UPVC window to side aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Four
10'5" x 7'2" (3.2m x 2.2m)
Double glazed UPVC window to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Gardens
The property is approached via a five-bar gate, opening onto a brick-paved pathway. To the left, a concrete path leads to the external kitchen door, with adjoining planted beds and areas of lawn, while a stone-paved path continues around the property. To the right, the pathway leads to an attractive paved terrace, enclosed by low-level brick walls and conveniently positioned outside the living room's French doors, creating an ideal space for outdoor dining and entertaining.

Beyond the terrace, the garden opens onto an extensive, well-maintained lawn with mature trees and established planting. The generous wraparound grounds are enclosed by a combination of mature hedging and timber fencing, offering a good degree of privacy, and adjoin the neighbouring cricket ground. A further five-bar gate provides direct access from the driveway into the main lawned garden.

