



THE STREET, HIGH RODING

GUIDE PRICE - £480,000

- 3 BEDROOM SEMI-DETACHED HOME IN A CENTRAL VILLAGE LOCATION
- LARGE OPENPLAN LIVING ACCOMMODATION
- KITCHEN BREAKFAST ROOM
- GROUND FLOOR SHOWER ROOM
- BEDROOMS 1 & 2 WITH EN-SUITES
- REAR GARDEN APPROACHING 200FT
- GARAGE AND WORKSHOP
- VEGETABLE GARDEN WITH GREENHOUSE
- ORCHARD, TOOL SHED & LOG STORE
- AMPLE OFF STREET PARKING

An immaculately presented 3 bedroom semi-detached home with a large open plan reception room split into 3 sections, a kitchen breakfast room, 2 en-suites along with a ground floor shower room located in the heart of High Roding within walking distance to the village pub. Externally, the property enjoys ample off street parking and a rear garden approaching 200 ft that boasts a variety of outbuildings including a garage and workshop, kitchen garden and orchard.





With composite and obscure glazed front door opening into:

Entrance Hall

With window to side, inset ceiling downlighting, oak effect laminate flooring with opening through to:

Open Plan Living, Dining & Sitting Room 28'11" x 12'4"

With window to front, wall mounted rolled radiators and further wall mounted contemporary radiator, inset ceiling downlighting, oak effect laminate flooring, TV and power points. The room is split into three sections with openings to rooms.

Kitchen Breakfast Room 15'8" x 10'5"

Comprising an array of eye and base level cupboards and drawers with complimentary Quartz worksurfaces and splashbacks, under sunk composite sink unit with worksurface integrated drainer and mixer tap, water softener, 4-ring electric induction hob with stone splashback and contemporary stainless steel and glass extractor fan above, Hotpoint oven beneath, recess and power for tall fridge freezer, integrated dishwasher, recess power and plumbing for washing machine, 3 door/drawer pantry style larder storage, breakfast bar, window and French doors leading out to the rear garden, stone effect luxury vinyl tile flooring, rolled wall mounted radiator, inset ceiling downlighting, wall mounted lighting, power points, door through to:

Ground Floor Shower Room

Comprising a vanity mounted wash hand basin with mixer tap, close coupled WC, full-tiled surround with tiled flooring and walk-in shower with integrated mixer taps and shower head, window to side, inset ceiling downlighting, extractor fan, wall mounted contemporary radiator.

Stairwell

With storage cupboard housing fuseboard and stairs rising to:

First Floor Landing

With window to side, doors to rooms, fitted carpet, access to loft with lighting, boarding and ladder.

Bedroom 1 – 22'9" x 8'4"

With window to rear, inset and ceiling lighting, storage cupboard, further built-in wardrobe with mirrored sliding doors, hanging rail and shelving within, wall mounted rolled radiators, fitted carpet, power points, door to:

En-suite

Comprising a fully tiled and glazed walk-in shower cubicle with integrated shower, low level WC with integrated flush, vanity mounted wash hand basin with mixer tap, wall mounted mirrored vanity cabinet with electric shaving point and light, feature panelling surround, inset ceiling downlighting, extractor fan, wall mounted heater, obscure window to rear, chromium heated towel rail with rolled radiator, tiled flooring.

Bedroom 2 – 12'1" x 10'3"

With window to front, ceiling lighting, wall mounted rolled radiator, power points, fitted carpet, door and steps to:

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, low level WC with integrated flush, vanity mounted wash hand basin with mixer tap, tiled surround, inset ceiling downlighting, extractor fan, wall mounted electric heater, electric shaving point and tiled flooring.

Bedroom 3 – 8'7" x 7'11"

With ceiling lighting, window to side, rolled radiator, power points and fitted carpet (currently set up as a home office).

OUTSIDE

The Front

The front of the property is approached via a block-paved driveway supplying off-street parking for numerous vehicles (at least 5), raised flower bed and fencing to side with external power points and water point, double gate leading out to;

Rear Garden

Approaching 200ft in length and is split into a variety of sections with entertaining patio, lawn, flower beds, vegetable garden, orchard, log store, tool shed, greenhouse, workshop and separate garage (the garage and workshop both enjoy power and lighting within), all retained by close boarded fencing with well-stocked and mature shrub and herbaceous borders with feature eucalyptus and corkscrew willow tree.



DETAILS

EPC

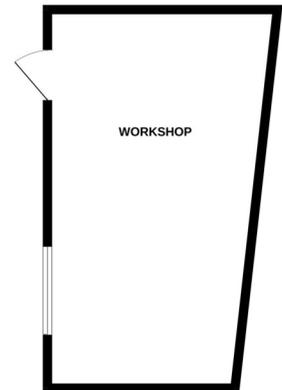
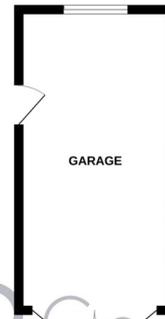
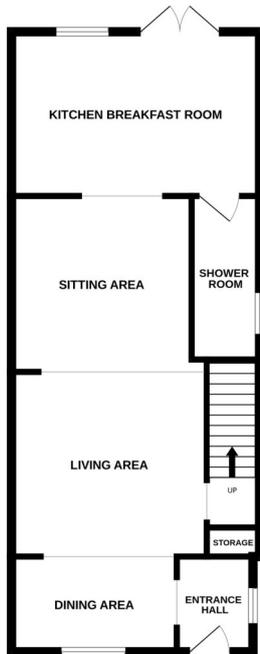
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	45 E	
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.

1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.

OUTBUILDINGS
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1621 sq.ft. (150.6 sq.m.) approx.

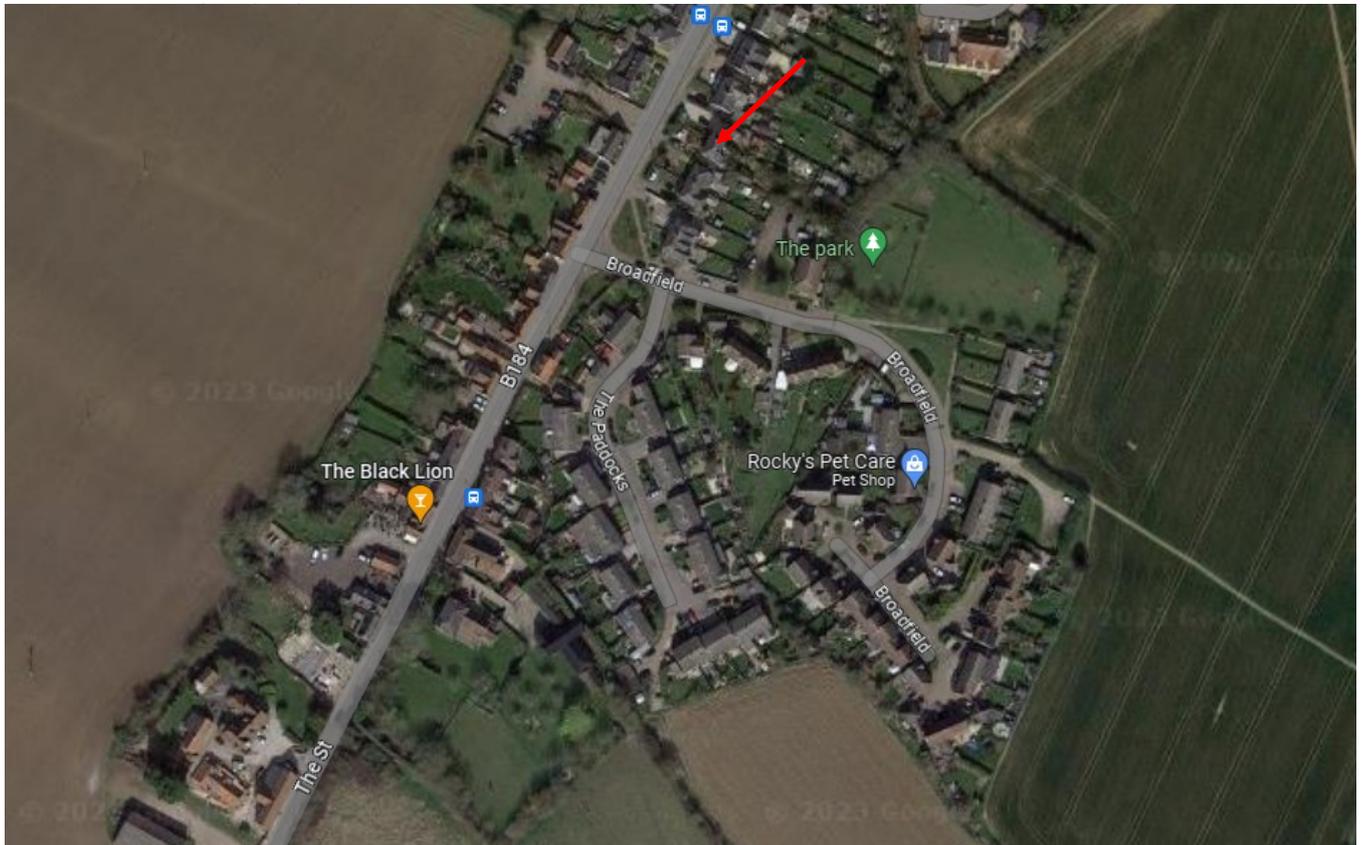
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL REMARKS & STIPULATIONS

School Villas is set within the popular village of High Roding which has a Cricket Club, public house and a renowned JMI primary school in the neighbouring village where a local shop for your day-to-day needs can also be found. The

larger market town of Great Dunmow is easily accessible and therefore provides further schooling, shopping, restaurants, public houses and many more recreational facilities. Great Dunmow also offers the A120 giving further access to M11/M25 and of course London Stansted International Airport with direct mainline railway link to London Liverpool Street.



FULL PROPERTY ADDRESS

6 School Villas, The Street, High Roding, Essex
CM6 1NR

COUNCIL TAX BAND

Band C

SERVICES

Electric Air Source central heating, mains
drainage and water

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron
Walden, CB11 4ER

AGENTS NOTE: We believe the information supplied in this brochure is accurate as of the date 07/02/2026. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

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