PESTELL & Co

ESTABLISHED 1991

BROOKFIELD FARM WAY, WOODLANDS MEADOW
GUIDE PRICE - £795,000

- ***100% SDLT CONTRIBUTION***
- NHBC AWARD WINNING DEVELOPMENT
- 3 STOREY 5 BEDROOM EXECUTIVE HOME
- TRADITIONALLY BUILT HOUSE WITH VAST FAMILY ACCOMMODATION
- PAULA ROSA KITCHEN WITH FITTED APPLIANCES
- ROCA SANITARYWARE THROUGHOUT
- FITTED CARPETS AND WINDOW DRESSINGS
- UPVC CASEMENT WINDOWS
- PATIO AND TURFED GARDENS
- DETACHED DOUBLE GARAGE WITH DRIVEWAY

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100% SDLT CONTRIBUTION The Lyndisfarne (Plot 102) house type at Woodlands Meadow has exceptional finishes and quality throughout. This impressive four double bedroom home benefits from two ensuites, a family bathroom and a secondary shower room. The ground floor accommodation comprises of a large living room that boasts a bay window and stone fireplace, a formal dining room and a utility room from the vaulted kitchen breakfast room with rear garden access, whilst the first floor offers the principal bedroom suite with dressing and a four piece ensuite and second floor including a home office/bedroom 5. Externally, there is block paved parking for the whole family along with double garage. A large turfed south-west facing rear garden with paved entertaining patio that is ideal to pass a summers evening with friends and family.

Ground Floor

Living Room 6.00m x 3.62m (19'8" x 11'11")
A large room featuring a bay window to front and bi-folding doors to rear garden. The focal point within the room is a quality stone fireplace with open gas flame fire. The room also benefits from TV and CAT 5 cabling points, fitted carpet and window dressings.

Dining Room 3.61m x 2.88m (11'10" x 9'5")
A feature bay window to front and further window to side with window dressings, fitted carpet, power points, secondary door to hallway.

Cloakroom 2.14m x 1.35m (7'0" x 4'5")
Comprising Roca sanitaryware and built-in wash basin storage unit. Half tiled surround, window to side and tiled floor.

Kitchen Breakfast Room 3.99m x 3.61m (13'1" x 11'10")
A spacious Paula Rosa Manhattan fitted kitchen benefiting from quality integrated appliances and a range cooker. Stainless steel sink with mixer tap. Vaulted ceiling with Velux windows. Window and door to rear garden. Tiled flooring and door to:

Utility Room 2.16m x 1.90m (7'1" x 6'3")
With matching fitted cupboards and worksurface keeping all the laundry appliances in one place. Under sunk sink unit with mixer tap, tiled flooring, window to rear garden.

1st Floor

Bedroom 1 - 3.98m x 3.36m (13'1" x 11'0")
With window to front aspect, ceiling lighting, fitted carpet, doors to dressing area and en-suite.

En-suite 3.60m x 1.91m (11'10" x 6'3")
Comprising a four-piece suite of an enclosed shower cubicle with an Aqualisa thermostatic control unit. Wash hand basin with storage cupboard under and touch lit mirror above. Panel enclosed bath with mixer tap and shower attachment. Close coupled WC. Chromium heated towel rail. Full tiled surround. Obscure window to rear.

Bedroom 1 Dressing Area – 2.87m x 2.29m (9'5" x 7'6")
With window to front and fitted carpet.

Bedroom 3 – 3.78m x 3.61m (12'5" x 11'10")
With windows to front and side aspects, ceiling lighting and fitted carpet.

Family Bathroom 2.17m x 2.11m (7'1" x 6'11")
A generously proportioned three-piece suite with Roca sanitaryware comprising a panel enclosed bath with mixer tap and shower attachment. Wash hand basin with integrated storage cupboard under. Close coupled WC. Chromium heated towel rail. Full tiled surround. Obscure window to rear.

2nd Floor

Bedroom 2 - 3.63m x 3.36m (11'11" x 11'0")
With dormer window to front. Ceiling lighting and fitted carpet. Door to:

En-suite 3.63m x 1.34m (11'11'' x 4'5'')
Comprising an enclosed shower cubicle with an Aqualisa thermostatic control unit. Wash hand basin with integrated storage cupboard under. Close coupled WC. Chromium heated towel rail. Half tiled surround. Velux windows to rear.

Study – 3.07m x 2.30m (10'1" x 7'7")
With dormer window to front, inset ceiling lighting and fitted carpet.

Bedroom 4 - 3.36m x 2.57m (11'0" x 8'5")
With dormer window to front. Ceiling lighting and fitted carpet. Door to:

Family Shower Room 3.63m x 1.34m (11'11'' x 4'5'')
Comprising an enclosed shower cubicle with an Aqualisa thermostatic control unit. Wash hand basin with integrated storage cupboard under. Close coupled WC. Chromium heated towel rail. Half tiled surround. Velux window to rear.

OUTSIDE

Garden, Garage and Parking
The large rear garden is fully turfed with an entertaining patio area. Path and personnel gate leading to driveway and further personnel door into the double garage that enjoys having power. The brindle block driveway is large enough for 4 average sized motor vehicles.

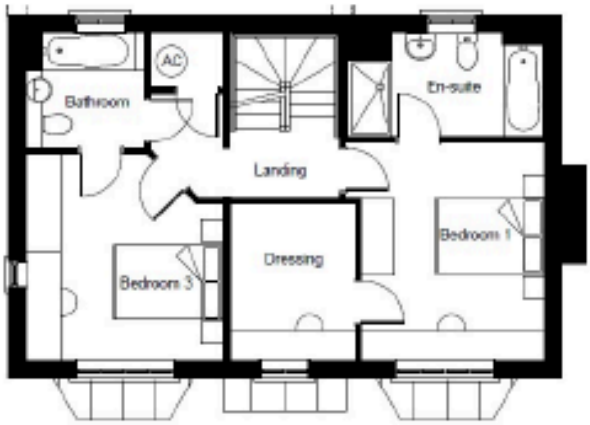
DETAILS

EPC:

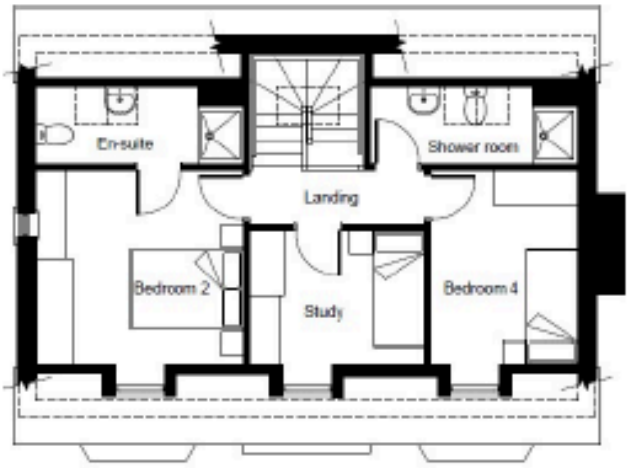
TO FOLLOW

FLOOR PLAN:

Ground Floor



First Floor



Second Floor

GENERAL REMARKS & STIPULATIONS

Woodlands Meadow, on the edge of Great Dunmow, offers close proximity to schooling for both Junior and Senior year groups, boutique shopping and recreational facilities. Woodlands Park is a short drive away from the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive via the A120, giving easy onward access to London and the North.

DIRECTIONS

FULL PROPERTY ADDRESS

Plot 102 Lyndisfarne, Brookfield Farm Way, Woodlands Meadow, Great Dunmow, Essex, CM6 1XZ

COUNCIL TAX BAND

Band TBC

SERVICES

Gas fired central heating, mains drainage & 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 09/10/2026. 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

ESTABLISHED 1991

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Interested in land acquisition?

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Are you a developer looking for an agent to market or value your site?

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