

GROUND FLOOR



TOTAL APPROX. FLOOR
AREA: 1400 SQ. FT.

DANIEL BREWER
Bringing People and Property Together

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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



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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, Air source heat pump.

- **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.

