

PESTELL & Co

ESTABLISHED 1991



THE STREET, LITTLE DUNMOW

GUIDE PRICE – £350,000

- A CHARMING 2 BEDROOM SEMI-DETACHED COTTAGE
- LIVING ROOM WITH FEATURE FIREPLACE AND BEAM PARTITION TO THE DINING ROOM
- KITCHEN BREAKFAST ROOM
- ORNATE HERRINGBONE FLOORING
- EXTERNAL UTILITY ROOM
- FIRST FLOOR FAMILY BATHROOM
- LOW-MAINTENANCE WEST FACING COTTAGE GARDEN
- VILLAGE LOCATION
- ON-STREET PARKING

We are delighted to offer this charming 2 bedroom semi-detached home, situated within the popular village of Little Dunmow. The property boasts a living room diner with feature fireplace and split into the two areas via an exposed beam partition, kitchen breakfast room with access to the west facing cottage garden and external utility room. The 2 bedrooms occupy the first floor with the family bathroom. Externally, the property benefits from a low maintenance west facing rear garden with shed and greenhouse. There is on-street parking immediately to the front.





With uPVC panel and obscure glazed door opening into:

Living Room 12'9" x 12'9"

With window to front, feature brick fireplace with wood burning stove within, wall mounted electric radiator, TV and power points, beautiful solid oak Herringbone flooring, ceiling lighting, exposed beamed partition and opening into:

Dining Room 12'9" x 11'1"

With window to front, continued exposed timbers, solid oak Herringbone flooring, power points, wall mounted electric radiator. Doors from both the Dining Room and Living Room through to:

Kitchen Breakfast Room 15'6" x 9'2"

Comprising an array of eye and base level units and drawers with solid oak facias, granite work surfaces, tiled splash backs, under sunk stainless steel sink unit with mixer tap over, work surface integrated drainer, window overlooking rear garden, Rangemaster oven with five ring electric hob, integrated fridge, counter display lighting, ceiling lighting, understairs storage cupboard, wall mounted electric radiator, power points, wood effect linoleum flooring, door to rear garden and further door to staircase that rises to the first floor landing with wall mounted fuseboard.

First Floor Landing

With window to side, ceiling lighting, access to loft with power, lighting and is partially boarded, exposed timber flooring, doors to rooms.

Bedroom 1 – 12'9" x 12'8"

With window to front, ceiling lighting, wall mounted electric radiator, power points, exposed wide board timber flooring.

Bedroom2 – 9'2" x 7'4"

With window overlooking rear garden, ceiling lighting, decorative fireplace, wall mounted electric radiator, power points, airing cupboard housing a pressurised hot water cylinder, exposed timber flooring.

Family Bathroom

Comprising a three-piece suite of panel enclosed bath with mixer tap and integrated shower, tiled surround with glazed screen, vanity mounted wash hand basin with mixer tap and storage beneath, low level WC with integrated flush, obscure window to rear, inset ceiling downlighting, wall mounted heated towel rail, exposed timber flooring.

OUTSIDE

The Front

The front of the property is approached via two low maintenance flower beds with picket fencing and paved storm porch to front door.

Rear Garden

Approximately 50ft in length and laid to a low maintenance shingle garden with paved patio, a variety of plants and flowers, hard standing and timber shed, greenhouse, all retained by close boarded fencing and brick walling with outside lighting and water point, door to:

External Utility Room – 10'9" x 6'1"

With eye and base level units, recess power and plumbing for washing machine, tumble drier and under counter freezer, ceiling lighting, window to side, power points, wood effect flooring.



DETAILS

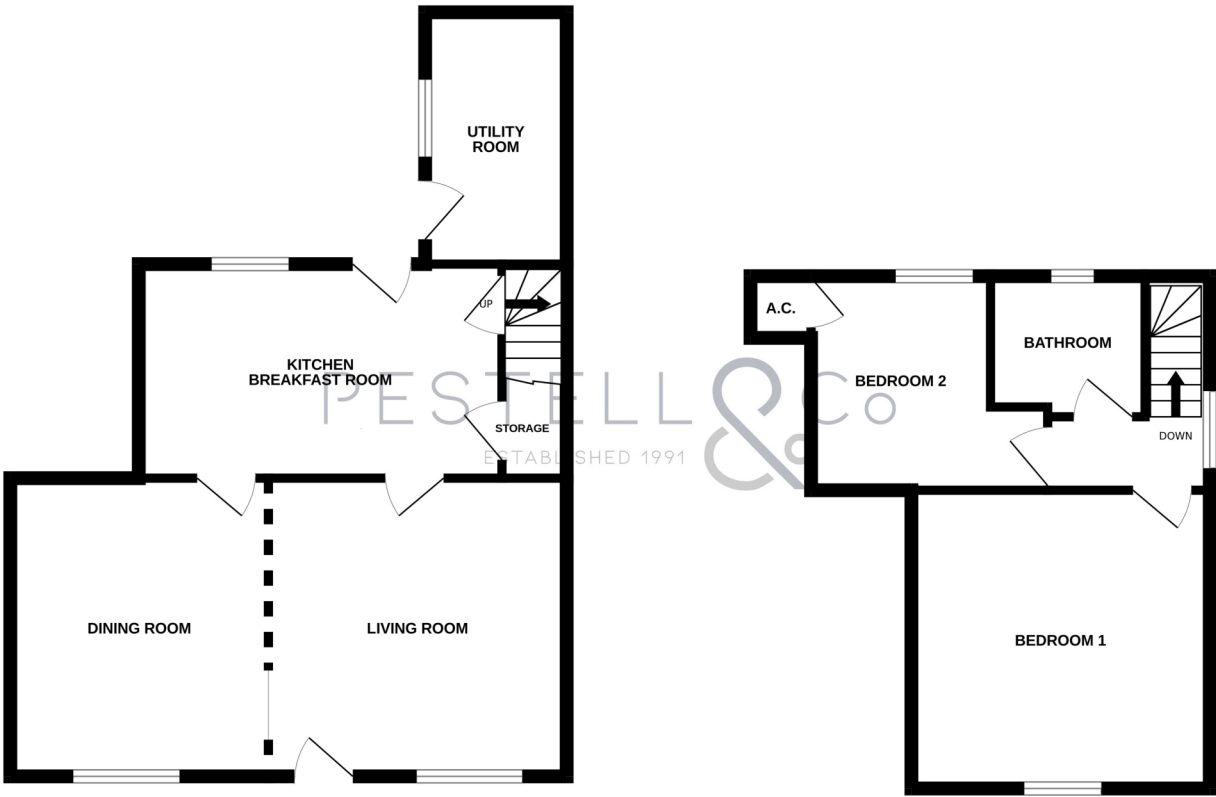
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

FLOOR PLAN

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 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

Priory Farm Cottage is situated within the historic village of Little Dunmow which features many period properties, a park and a Church which once formed part of a large Priory. Little Dunmow has an Inn with a Michelin Star quality restaurant. There are wonderful countryside walks including access to the Flitch Way and another footpath directly opposite the cottage from which you can walk to the nearby villages of both Stebbing and Felsted. Felsted is home to the highly regarded Felsted Independent School and has a shop for your day to day needs, public houses and restaurants. The market town of Great Dunmow is nearby with various shopping, sporting and recreational facilities. There is easy access to London Stansted International Airport which is less than 10 miles away. The Airport has a mainline railway station with fast links to London Liverpool Street and Cambridge. There is also excellent access to the mainline railway station at Chelmsford (on the Norwich to Liverpool Street Line) approximately 12 miles away and has the benefit of a Park & Ride service midway.

DIRECTIONS



FULL PROPERTY ADDRESS

1 Priory Farm Cottage, The Street, Little Dunmow,
CM6 3HT

COUNCIL TAX BAND

Band E

SERVICES

Electric heating, mains drainage, mains 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 05/08/2026. 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.

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ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 35 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

Would you like a free home valuation?

Want to change agent and get your property sold?

Do you have a property that you would like to rent but uncertain how to go about it?

Interested in land acquisition?

Do you have a commercial property to sell or let?

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