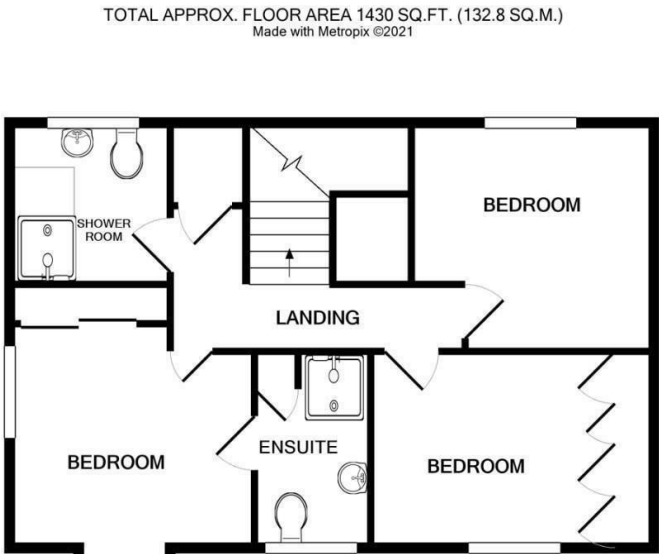
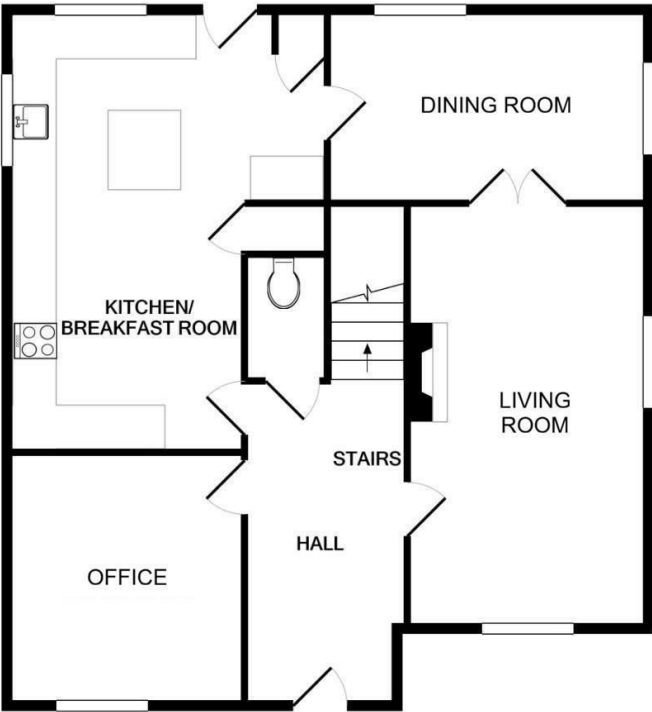




TOTAL APPROX. FLOOR AREA 1430 SQ.FT. (132.8 SQ.M.)
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Disclaimer

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

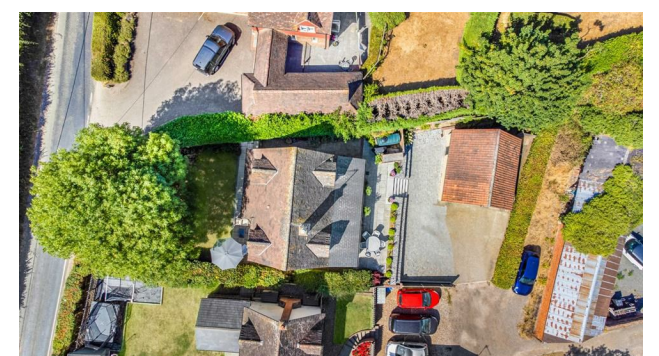
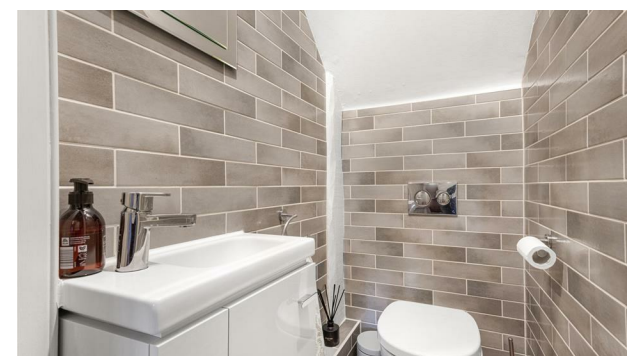
and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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CHURCH END, LINDSELL, DUNMOW
OFFERS OVER £600,000



CHURCH END LINDSELL DUNMOW

Daniel Brewer are please to present a charming cottage-style property which has been thoughtfully modernised while retaining a number of attractive character features, including exposed timbers, original fireplaces and flooring. The accommodation is well proportioned and includes an entrance hall, cloakroom, living room with glazed French doors opening into the dining room, a modern kitchen and a generously sized study.

To the first floor are three double bedrooms, including a principal bedroom with en-suite facilities, while the second bedroom also benefits from built-in storage.

The property enjoys a pleasant rural setting and is approached via a driveway providing off-road parking for multiple vehicles. There is also a double garage with useful overhead storage.





Front & Rear Gardens

To the rear of the property is a brick-paved driveway, with steps leading up between gabion stone walls to a paved patio seating area bordered by planter beds. Pathways extend around both sides of the property, with timber gates providing pedestrian access to the front gardens. The front gardens feature a further stone-paved patio seating area, a mature tree with surrounding seating, areas laid to lawn and a variety of established flowerbeds. A gate provides direct onto Gallows Green Road, while the gardens are enclosed by mature hedging and timber panel fencing.

Village Summary

Lindsell is a charming and historic village in north Essex, just a short drive from Thaxted and Great Dunmow, offering a peaceful rural lifestyle with excellent local amenities. The village features a mix of period cottages, traditional farmhouses, and listed timber-framed homes set amid open countryside. Key attractions include the highly regarded Priors Hall Farm Shop and Butchery, a family-run business offering high-quality meats, local produce, and deli items, along with a licensed farm shop and EV charging. An independent Greengrocer is conveniently placed close to Priors Hall Farm Shop offering a huge selection of fresh produce. Lindsell also boasts an active and sociable cricket club with a well-kept pitch and regular fixtures, serving as a vibrant community hub. Residents enjoy the use of St Mary's 12th-century church, occasional local events, and easy access to nearby market towns, commuter routes, and countryside walks. Lindsell combines timeless rural character with practical amenities, making it ideal for buyers seeking heritage charm with everyday convenience.

- **Detached Family Home**
- **Three Double Bedrooms**
- **Dining Room & Living Room**
- **Entrance Hall & Cloakroom**
- **Study**
- **Well Presented Throughout**
- **En-Suite & Family Bathroom**
- **Front & Rear Gardens**
- **Countryside Localtion**
- **Double Garage With Driveway Parking**

Entrance Hall

Entrance via glazed timber door to front aspect, carpeted stairs to first floor landing, painted timbers, Victorian style radiator, tiled flooring, ceiling mounted light fixture, various power points. Doors to: Cloakroom, Living Room, Study, Kitchen.

Cloakroom

Low level W.C, vanity wash hand basin with mixer tap, wall mounted vanity mirror, tiled flooring, tiled walls, inset spotlight extractor fan.

Living Room

19'4" x 10'5" (5.9m x 3.2m)
Double glazed windows to front & side aspects, feature brick fireplace with inset wood burning stove, two Victorian style radiators, engineered wood flooring, wall lights, T.V point, wall mounted light fixtures, various power points, glazed French doors to Dining Room.

Dining Room

13'5" x 7'10" (4.1m x 2.4m)
Double glazed windows to rear & side aspects, Victorian style radiator, inset spotlights, tiled flooring, various power points. Door to: Kitchen.

Kitchen

19'8"x 14'5" (6.0mx 4.4m)
Glazed stable door to the rear garden, double glazed windows to rear & side aspects, access to under stairs storage cupboard, various base and eye level units with Granite working surfaces over & island unit, four oven range style cooker with stove hobs & extractor over, inset Butler sink with drainer unit, space for fridge/freezer, space for dishwasher, space for washing machine, space for tumble dryer, splashback tiling tiled flooring, wall mounted electric heater, ceiling mounted light fixture, inset spotlights, power points,

Study

11'5" x 10'5" (3.5m x 3.2m)
Double glazed window to front aspect, engineered wood flooring, Victorian style radiator, ceiling mounted light fixtures, various power points.

First Floor Landing

Carpeted stairs with post and rail timber handrail, post and rail timber balustrades, access to airing cupboard, Victorian style radiator, carpeted flooring, ceiling mounted light fixture, various power points. Doors to: Bedrooms & Family Bathroom.





Principal Bedroom
10'5" x 9'6" (3.2m x 2.9m)
Double glazed window to front aspect, access to eaves storage, painted timbers, Victorian style radiator, ceiling mounted light fixture, various power points, Door to: En-Suite

En-Suite
Three-piece suite, shower with glass enclosure, vanity wash hand basin with mixer tap, low level W.C, wall mounted heated towel rail, wall mounted vanity mirror, radiator, tiled floors, tiled walls, inset spotlights, extractor fan.

Bedroom Two
10'9" x 8'10" (3.3m x 2.7m)
Double glazed window to front aspect, a range of built-in wardrobes, painted timbers, Victorian style radiator, ceiling mounted light fixture, various power points.

Bedroom Three
10'5" x 9'10" (3.2m x 3.0m)
Double glazed window to rear aspect, exposed timbers. Victorian style radiator, ceiling mounted light fixture, various power points.

Family Bathroom
Opaque double glazed window to rear aspect, three-piece suite, walk-in shower with rainfall head & additional attachment, wash hand basin with cabinet units, low level W.C, wall mounted heated towel rail, tiled walls, tiled flooring, inset spotlights, extractor fan.

Double Garage With Gated Driveway
To the rear of the property is a detached double garage with up & over door, power, lighting and pitched roof for storage. To the front of the garage is a block paved gated driveway providing parking for multiple vehicles.

