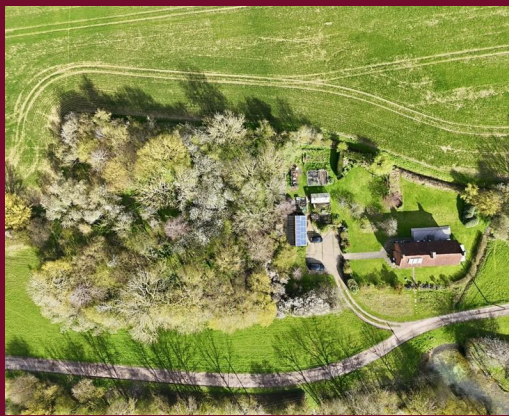


All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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BUSTARD GREEN, LINDSELL, DUNMOW, ESSEX, CM6 3QP

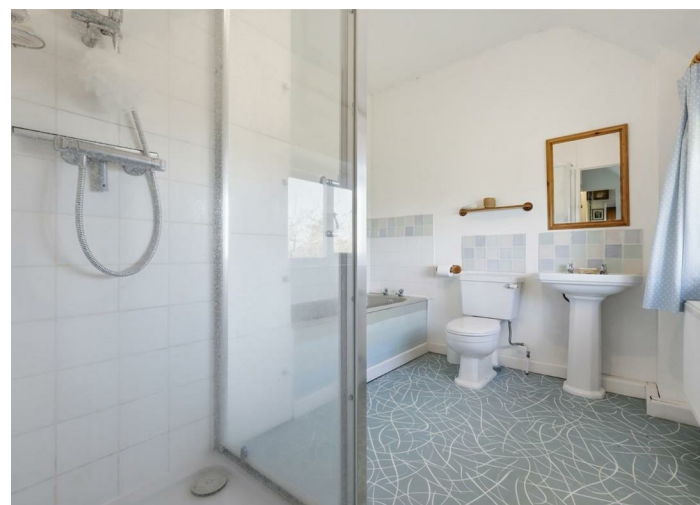
£800,000



**BUSTARD GREEN
LINDSELL
DUNMOW
ESSEX
CM6 3QP**

Set within approximately 1.25 acres in the picturesque hamlet of Bustard Green, this charming four-bedroom Victorian country home offers a unique opportunity to enjoy rural living with exceptional potential. The property provides well-proportioned accommodation arranged over two floors, combining period character with the scope for modernisation or extension, subject to the necessary planning permissions. Externally, the home is approached via a generous driveway providing ample parking, leading to a detached double garage. The surrounding grounds are a particular feature, comprising established gardens and a private woodland area, creating a tranquil and secluded setting. The property also enjoys uninterrupted views across open countryside, offering a wonderful sense of space and connection to the surrounding landscape. This is a rare opportunity to acquire a characterful country home with significant potential in a highly desirable rural location.





Entrance Hall/Snug

Window to front aspect, picture rail, radiator, power points, door to living room, door to.

Kitchen/Dining Room

17'2" x 13'1" (5.23m x 3.99m)

Windows to multiple aspects, base and eye level units with complimentary oak working surfaces over, inset twin Butler sink with mixer taps, space for freestanding cooker, space for fridge/freezer, inset microwave, radiator, power points, part tiled walls, exposed brickwork, wall mounted air conditioning unit, door to.

Boot Room

Partly glazed single door to rear aspect, tiled flooring, power points, door to.

Shower Room

Window to rear aspect, enclosed shower cubicle with glass enclosure, W.C, wash hand basin, space for washing machine, part tiled walls, tiled flooring.

Living Room

23'11" x 17'2" (7.29m x 5.23m)

Windows to multiple aspects, partly glazed French doors leading to the rear garden, feature fireplace with inset wood burning stove, two radiators, exposed timbers, power points, wall mounted air conditioning unit, door to.

Conservatory

13'2" x 9'10" (4.01m x 3.00m)

UPVC double glazed windows to multiple aspects, tiled flooring, UPVC double glazed sliding doors to side aspect.

First Floor Landing

Multiple windows to rear aspect, radiator, power points, doors to.

Principal Bedroom

17'2" x 10'1" (5.23m x 3.07m)

Windows to multiple aspects, radiator, power points.

Bedroom Two

13'5" x 11'3" (4.09m x 3.43m)

Windows to front aspect, radiator, power points.



Lindsell is a charming and historic village in north Essex, offering a peaceful rural lifestyle with excellent local amenities. The village features a mix of period cottages, traditional farmhouses, and listed timber-framed homes, all set within picturesque open countryside.

Key attractions include the highly regarded Priors Hall Farm Shop and Butchery, a popular family-run business offering high-quality meats, local produce, and deli items, along with a licensed farm shop and EV charging facilities. An independent greengrocer is also conveniently located nearby, providing a wide selection of fresh produce.

Lindsell further benefits from an active and sociable cricket club with a well-maintained pitch and regular fixtures, serving as a vibrant hub for the local community. Residents also enjoy access to St Mary's Church, a beautiful 12th-century building, as well as a range of local events and scenic countryside walks.

Bustard Green itself is especially noted for its natural beauty, including areas of common land and a recognised local wildlife site, enhancing its appeal for those seeking a tranquil setting with strong connections to nature.

Despite its peaceful setting, the area remains well connected, with easy access to nearby towns, commuter routes, and everyday amenities. Overall, Bustard Green and Lindsell offer an idyllic countryside lifestyle, combining heritage charm, community spirit, and modern-day convenience.

- Approximately 1.25-Acre Plot In The Picturesque Hamlet Of Bustard Green
- Charming Four-Bedroom Victorian Country Home
- Rare Opportunity For Rural Living With Exceptional Potential
- Well-Proportioned Accommodation Over Two Floors With Period Character
- Scope To Extend Or Develop (Subject To Planning Permissions)
- Detached Double Garage With Ample Driveway Parking
- Established Gardens With Woodland Area
- Uninterrupted Views Over Open Countryside
- In Excess Of 1,800 Square Feet Of Accommodation
- Extensive Array Of Solar Panels



Bedroom Three

12'6" x 12'6" (3.81m x 3.81m)

Windows to front aspect, radiator, power points.

Bedroom Four

14'2" x 7'11" (4.32m x 2.41m)

Windows to front aspect, radiator, power points.

Bathroom

Window to rear aspect, enclosed bath with mixer taps, enclosed shower with glass enclosure, W.C, wash hand basin with pedestal, radiator, part tiled walls.

Grounds

To the rear of the property, a raised decked terrace provides a peaceful space for outdoor entertaining, leading seamlessly onto expansive wraparound lawns. The gardens are beautifully stocked with a variety of mature shrubs and trees, complemented by well-tended, vibrant flower beds that create year-round interest.

The formal gardens further benefit from a charming patio area, productive vegetable plots, and a greenhouse, perfect for keen gardeners. In addition, a delightful woodland area lies to the left of the property, enhancing the sense of privacy and offering a truly tranquil, natural setting.

Double Garage With Driveway Parking

To the side of the property is a detached double garage with ample driveway parking.

Setting

Bustard Green, within the parish of Lindsell in Essex, is a small and highly desirable rural hamlet set within the attractive Uttlesford countryside, just a short distance from the market towns of Great Dunmow and Thaxted. The area is characterised by its unspoilt charm, with open farmland, quiet country lanes, and a collection of individual homes.

