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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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THE STREET, HIGH RODING, DUNMOW, ESSEX, CM6 1NN

OFFERS OVER £1,000,000



**THE STREET
HIGH RODING
DUNMOW
ESSEX
CM6 1NN**



Located in the charming village of High Roding is this impressive newly built detached home which offer a high specification finish complimenting the modern living layouts. The clean design of the property offers generous and versatile accommodation suited to family living, in a fantastic village location.

Enter the property to a welcoming entrance hall, with access to a study, sitting room, cloakroom and lounge area with a brick fireplace and garden access. The property has an open-plan kitchen/living area with a well designed kitchen & bi-folding doors to the garden, great for the summer months.

Upstairs the landing provides access to five bedrooms, a family bathroom and an airing cupboard. The principal bedroom benefits from vaulted ceilings, a dressing room & en-suite facilities. The property also has en-suite facilities to bedroom two and a loft area for further storage.

Outside the house is approached by a brick-paved driveway, with parking for several vehicles, leading on to a double garage. The property has front & rear gardens with a well sized laid to lawn back garden and an excellent outdoor patio space for outdoor entertaining. The plot backs onto an open field with great countryside views.





Entrance Hall

26'6" x 6'10" (8.1m x 2.1m)

Entrance via UPVC door with window to front aspect, full height UPVC double glazed windows to front aspect, full height UPVC double glazed window to rear aspect, stairs to first floor landing, access to under stairs storage, underfloor heating, tiled flooring, inset spotlights, various power points. Doors to: Study, Sitting Room, Cloakroom. Double doors to: Lounge, Kitchen/Breakfast Area.

Study

13'1" x 7'6" (4.0m x 2.3m)

Double glazed UPVC bay window to front aspect, underfloor heating, carpeted flooring, inset spotlights, various power points.

Sitting Room

12'5" x 9'10" (3.8m x 3.0m)

Double glazed UPVC bay window to front aspect, underfloor heating, carpeted flooring, inset spotlights, various power points.

Lounge

16'0" x 12'5" (4.9m x 3.8m)

Double glazed bi-folding UPVC doors to rear aspect, brick built fireplace, underfloor heating, carpeted flooring, inset spotlights, various power points.

Cloakroom

Two-piece suite, low level WC, vanity wash hand basin with mixer tap and low level storage, underfloor heating, tiled flooring, inset spotlights, extractor fan.

Kitchen/Breakfast Area

15'5" x 11'9" (4.7m x 3.6m)

Double glazed UPVC window to side aspect, various base and eye level units with granite work-surfaces over, integrated oven & microwave oven, inset ceramic sink with mixer tap, island unit with same work-surfaces, four ring induction hob with in-built extractor fan, breakfast bar seating for four people, underfloor heating, tiled flooring, inset spotlights, ceiling mounted light fixture, various power points. Door to: Utility Room. Opening to: Living Area.

Living Area

17'0" x 15'5" (5.2m x 4.7m)

Double glazed UPVC bi-folding doors to side & rear aspects, underfloor heating, tiled flooring, inset spotlights, ceiling mounted light fixture, various power points.

Utility Room

7'10" x 6'6" (2.4m x 2.0m)

UPVC door to side aspect, various base and eye level units with granite work-surfaces over, inset ceramic sink with mixer tap, space for washing machine & separate drier, tiled flooring, underfloor heating, inset spotlights, various power points.

First Floor Landing

11'9" x 9'10" (3.6m x 3.0m)

Timber stairs with timber handrail and glass balustrade to first floor landing, access to loft, access to airing cupboard, underfloor heating, wall mounted radiator, carpeted flooring, inset spotlights, ceiling mounted chandelier, various power points



Double Garage & Driveway Parking

To the side of the property is a double garage with two electric roller shutters doors, power, lighting, pitched roof for storage and single door to side aspect. To the front of the property is a block paved driveway providing parking for several vehicles.

Additional Information

The property benefits from air source heat pump heating, underfloor heating throughout the ground floor, electric underfloor heating to the bathrooms. Mains drainage & provisions for internet. The properties benefits from a 10 Year New Build Warranty.

Village Overview

High Roding is a highly desirable and picturesque Essex village offering an appealing blend of rural charm and modern convenience. The village enjoys a thriving community hub with a popular local pub, welcoming café, hairdresser and dog-grooming services, all contributing to its warm and friendly atmosphere. The well-supported local cricket club provides a focal point for village life, offering social events and a real sense of community spirit throughout the year. Families are particularly drawn to the area thanks to the excellent local primary school nearby and the safe, village environment. Surrounded by open countryside and attractive walking routes, High Roding offers a peaceful lifestyle while remaining well connected to the amenities of Great Dunmow, Chelmsford and Bishop's Stortford. It is an ideal choice for buyers seeking a strong sense of community in a quintessential English village setting.

- **Detached Five Bedroom Family Home**
- **Open-Plan Kitchen/Living Area**
- **Three Reception Rooms**
- **2370 Sq. Ft of Accommodation**
- **Utility Room & Cloakroom**
- **Dressing Room to Principal**
- **En-Suites to Principal & Bedroom Two**
- **Front & Rear Gardens**
- **Double Garage & Driveway Parking for Five Vehicles**
- **Countryside Views**



Principal Bedroom

24'7" x 15'5" (7.5m x 4.7m)
 Double glazed UPVC doors & windows to Juliette balcony to rear aspect, double glazed window to side aspect, vaulted ceilings, wall mounted radiator, exposed timbers, ceiling mounted chandelier, underfloor heating, wall mounted light fixtures, various power points. Opening to: Dressing Room.

Dressing Room

11'1" x 8'2" (3.4m x 2.5m)
 Underfloor heating, carpeted flooring, inset spotlights, various power points. Door to: En-Suite.

En-Suite

Double glazed UPVC frosted window to side aspect, three-piece suite. low level WC, floating vanity wash hand basin with mixer tap and low level storage, walk-in tiled enclosed shower with rainfall head, handheld attachment and glass door, wall mounted heated towel rail, wall mounted mirror, tiled walls, underfloor heating, tiled flooring, inset spotlights, shaver port, extractor fan.

Bedroom Two

12'1" x 10'9" (3.7m x 3.3m)
 Double glazed UPVC window to front aspect, wall mounted radiator, underfloor heating, carpeted flooring, wall mounted light fixtures, inset spotlights, various power points. Door to: En-Suite.

En-Suite

Double glazed UPVC frosted window to side aspect, three-piece suite. low level WC, floating vanity wash hand basin with mixer tap and low level storage, walk-in tiled enclosed shower with rainfall head and handheld attachment, wall mounted heated towel rail, wall mounted mirror, tiled walls, underfloor heating, tiled flooring, inset spotlights, shaver port, extractor fan.

Bedroom Three

12'1" x 10'9" (3.7m x 3.3m)
 Double glazed UPVC window to front aspect, access to in-built wardrobes, wall mounted radiator, underfloor heating, carpeted flooring, wall mounted light fixtures, inset spotlights, various power points.

Bedroom Four

12'5" x 8'10" (3.8m x 2.7m)
 Double glazed UPVC window to front aspect, access to in-built wardrobes, wall mounted radiator, underfloor heating, carpeted flooring, wall mounted light fixtures, inset spotlights, various power points.

Bedroom Five

11'5" x 6'6" (3.5m x 2.0m)
 Double glazed UPVC window to front aspect, wall mounted radiator, underfloor heating, carpeted flooring, inset spotlights, various power points.

Family Bathroom

Double glazed UPVC frosted window to rear aspect, four-piece suite, low level WC, floating vanity wash hand basin with mixer tap and low level storage, corner tiled enclosed shower with rainfall head, hand-held attachment and glass screen, UPVC tile enclosed bath with mixer tap, wall mounted heated towel rail, wall mounted mirror, tiled walls, underfloor heating, tiled flooring, inset spotlights, shaver port, extractor fan.

Front Gardens

To the front of the property is a brick paved driveway with a brick walk-way leading to the front door, a laid to lawn area, various flowerbeds surrounding the perimeter of the building and property, with wrought iron estate fencing and pedestrian gate to the front of the property.

Rear Gardens

To the rear of the property is a Porcelain patio area leading to the remainder lawn with a variety of mature trees & shrubs. The garden is fully enclosed by timber fencing with side access granted via a timber gate. A Porcelain paved pathway leads to the double garage and timber gate.

