

# DANIEL BREWER

51 High Street  
Great Dunmow  
Essex, CM6 1AE

Telephone • 01371 856585  
Website • [www.danielbrewer.co.uk](http://www.danielbrewer.co.uk)  
E-mail • [info@danielbrewer.co.uk](mailto:info@danielbrewer.co.uk)



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Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

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.

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



PLOUGHMANS WAY, STEBBING, DUNMOW, ESSEX, CM6 3XJ

OFFERS OVER £525,000





PLOUGHMANS WAY  
STEBBING  
DUNMOW  
ESSEX  
CM6 3XJ

*Nestled in the heart of the charming village of Stebbing, Ploughmans Way presents a remarkable opportunity to acquire a link-detached country home, perfect for those seeking both comfort and style. This substantial property spans an impressive 1,248 square feet and is ideally situated on a private road, ensuring a peaceful living environment while remaining close to local amenities.*

*Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious open plan kitchen, dining, and living area, perfect for entertaining family and friends. The ground floor also features a convenient cloakroom, enhancing the practicality of the home.*

*The first floor is dedicated to rest and relaxation, offering three generously sized double bedrooms. The principal bedroom benefits from en-suite facilities, providing a private sanctuary, while a well-appointed family bathroom serves the other two bedrooms.*

*Externally, the property boasts a beautifully landscaped rear garden, ideal for enjoying the outdoors or hosting summer gatherings. Additionally, there is a single garage with a carport, along with driveway parking.*

*With no onward chain, this delightful home is ready for you to move in and make it your own. The picturesque countryside views and the tranquil setting make this property a true gem in the sought-after village of Stebbing.*







- Three Double Bedrooms
- Link-Detached Country Home
- Private Road Location
- Countryside Views
- Sought After Village Location
- Beautifully Landscaped Rear Garden
- Single Garage With Carport & Driveway
- Open Plan Living Layout With Entrance Hall & Cloakroom
- En-Suite & Family Bathroom
- High Standard Finish

**Entrance Hall**

Entrance via partly glazed UPVC front door, Amtico flooring, inset spotlights, various power points, CAT6 ethernet port. Door to:-

**Cloakroom**

UPVC double glazed opaque window to front aspect, concealed cistern W.C, wash hand basin with vanity unit below, inset spotlights, tiled flooring.

**Kitchen Area**

11'7" x 9'10" (3.53m x 3.00m)  
UPVC double glazed window to front aspect, various base and eye level units with granite work surfaces over, integrated dishwasher, integrated bin storage, inset one and half basin with mixer tap over and drainer unit, four ring induction hob with extractor fan over, integrated double oven/grill, Amtico flooring with underfloor heating, inset spotlights, partly tiled walls, various power points.

**Lounge/Dining Room**

20'1" x 17'6" (6.12m x 5.33m)  
UPVC double glazed window to side aspect, triple double glazed sliding doors leading to the rear garden, Amtico flooring with underfloor heating, flumed wood burning stove with limestone mantelpiece & acoustic surround, various power points, CAT6 ethernet, inset spotlights, stairs to first floor, access to under stairs storage.

**First Floor Landing**

Carpeted stairs leading to first floor, carpeted landing, access to airing cupboard, various power points, loft access, ceiling mounted light fixture, wall mounted radiator, part wood panelled walls. Doors to: Principal Bedroom, Bedroom Two, Bedroom Three and Family Bathroom.

**Principal Bedroom**

13'7" x 12'5" (4.14m x 3.78m)  
Double glazed window to rear aspect, wall mounted radiator, floor to ceiling integrated wardrobe, carpeted flooring, ceiling mounted light fixture, various power points. Door to:-

**En-Suite**

Double glazed window to rear aspect, three piece suite comprising:- concealed cistern W.C, wash hand basin with mixer tap over and floating vanity unit below, tile enclosed shower with Rainfall head & additional shower attachment with additional attachment, wall mounted heated towel rail, partly tiled walls, tiled flooring, inset spotlights, extractor fan.







**Bedroom Two**  
17'6" x 8'10" (5.33m x 2.69m)  
UPVC double glazed window to front aspect, wall mounted radiator, floor to ceiling integrated wardrobe, ceiling mounted light fixture, carpeted flooring, various power points.

**Bedroom Three**  
15'8" x 10' (4.78m x 3.05m)  
UPVC double glazed windows to front and rear aspect, wall mounted radiator, ceiling mounted light fixture, carpeted flooring, various power points.

**Family Bathroom**  
UPVC double glazed opaque window to side aspect, enclosed bath with mixer taps & shower attachment, wash hand basin with vanity unit below, concealed cistern W.C, heated towel rail, part tiled walls, tiled flooring, inset spotlights, extractor fan.

**Garden**  
To the rear of the property is a beautifully landscaped rear garden with a porcelain patio area with a pathway leading to an additional raised Porcelain paved entertaining area. The remainder of the garden is artificial lawn, raised wood chip borders and a variety of newly planted shrubs. The garden also benefits from extensive lighting, external power points, external water tap and a timber gate providing side access.

**Single Garage With Carport & Driveway**  
To the side of the property is a single garage with up & over door, power, lighting, pitched roof for storage and single door to side aspect. To the front of the single garage is a carport and block paved driveway.

**Village Summary**  
Stebbing is a quiet village surrounded by undulating farmland offering an array of amenities, situated approximately 3 miles east of the bustling market town of Great Dunmow. Stebbing boasts a variety of clubs which include bowls, cricket, tennis, football, judo. The village amenities consist of a highly respected primary school, village shop, The White Hart Public House, St Marys Church and Andrewsfield airfield.

**Agents Notes**  
The property is subject to a annual maintenance charge of £380.00.

