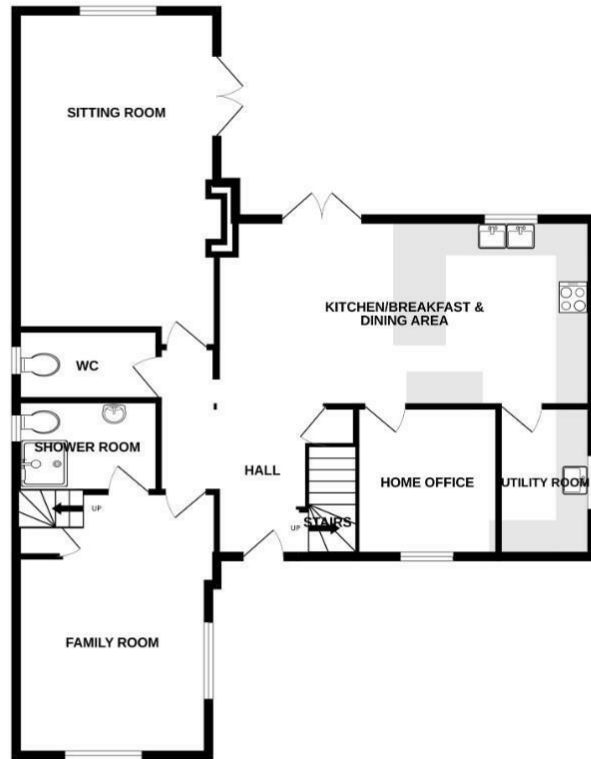
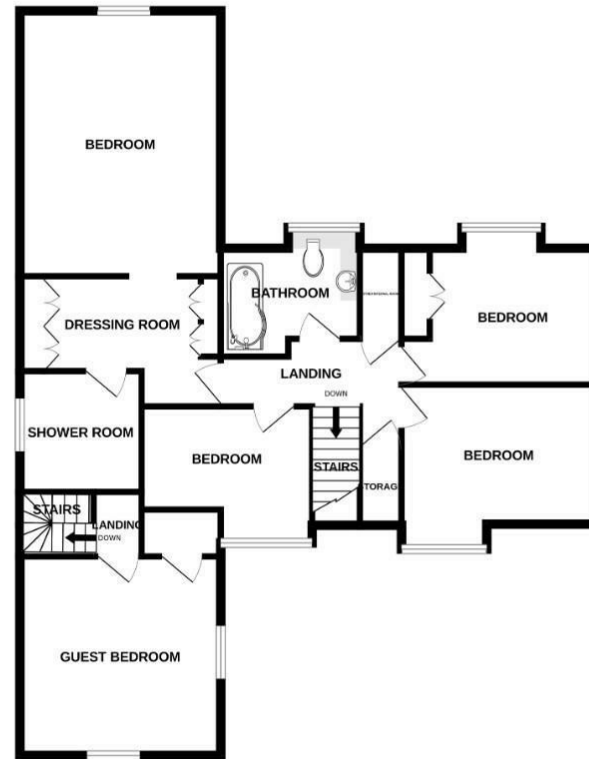


GROUND FLOOR  
1068 sq.ft. (99.2 sq.m.) approx.



1ST FLOOR  
1010 sq.ft. (93.8 sq.m.) approx.



TOTAL FLOOR AREA : 2078 sq.ft. (193.1 sq.m.) approx.  
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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.

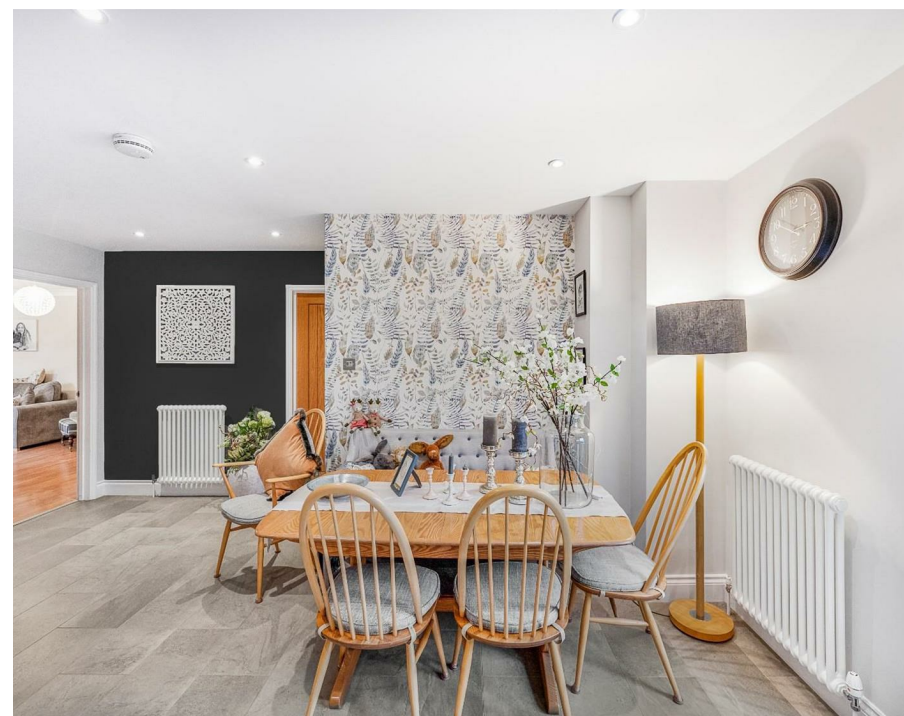
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**HIGH MEADOW, DUNMOW, ESSEX, CM6 1UG**

**GUIDE PRICE £835,000**



## HIGH MEADOW DUNMOW ESSEX

\*\*\*No Onward Chain\*\*\*

Situated within a quiet private close on an established residential road, and just a short walk from Great Dunmow town centre, this substantial five-bedroom detached executive home offers spacious and versatile accommodation arranged over two floors.

Designed with modern family living in mind, the property is filled with an abundance of natural light throughout. The ground floor comprises a welcoming entrance hall, a generous sitting room, family room, home office, an impressive open-plan kitchen/breakfast/dining room, shower room, and separate W.C.

To the first floor, there are five well-proportioned bedrooms, including a principal suite benefiting from a dressing area and en-suite bathroom, along with a contemporary family bathroom.

Externally, the property enjoys wraparound gardens, ample driveway parking, and a double garage, making it an ideal long-term family home.





#### Entrance Hall

Accessed via UPVC partly glazed front door, tiled flooring, inset spotlights, Victorian style radiator, power points, stairs rising to the first floor landing, understairs storage cupboard, door to lounge, door to family room, door to shower room, opening to.

#### Cloakroom

UPVC double glazed opaque leaded window to side aspect, W.C, wash hand basin with vanity unit below, tiled flooring, radiator.

#### Kitchen/Breakfast/Dining Room

23'0" x 11'10" (7.012 x 3.61)

UPVC double glazed Leaded window to rear aspect, UPVC double glazed French doors leading to the rear garden, bespoke fitted kitchen with base and eye level units, Quartz working surfaces over with complimentary breakfast bar area, two inset Siemens ovens, five ring induction hob with extractor over & glass splashback, inset twin Butler sink, integrated dishwasher, integrated full height fridge, integrated full height freezer, integrated dishwasher, inset spotlights, feature lighting, power points, tiled flooring, radiator, door to study, door to.

#### Utility Room

9'1" x 6'0" (2.79 x 1.83)

UPVC double glazed leaded window to side aspect, bespoke base and eye level units with Quartz working surfaces over, complimentary shelving, inset Butler sink with mixer taps, integrated washing machine, inset spotlights, tiled flooring, power points, radiator.

#### Home Office

UPVC double glazed leaded window to front aspect, fitted corner desk with drawers, fitted book cases, solid wood flooring, radiator, power points.

#### Sitting Room

19'7" x 12'2" (5.97 x 3.72)

UPVC double glazed leaded window to rear aspect, UPVC double glazed French doors leading to the rear garden, inset wood burning stove with stone surround, two radiators, T.V point, power points.

#### Family Room

16'4" x 12'2" (4.99 x 3.73)

UPVC double glazed leaded windows to multiple aspects, radiator, power points, solid wood flooring, stairs rising to the guest bedroom, door to.

#### Shower Room

UPVC double glazed opaque leaded window to side aspect, enclosed shower with glass enclosure, wash hand basin with vanity units below, W.C, heated towel rail, part tiled walls, tiled flooring, LED wall mounted vanity mirror.

#### Wraparound Gardens

To the rear of the property is a patio area leading to the remainder lawn with a variety of mature shrubs & trees. To the side of the property is a bark area leading to the hidden front garden with an additional lawn with a raised seating area. The garden is fully enclosed by timber fencing & mature hedging. Side access is granted via a timber gate.

#### Town Summary

This market town of Great Dunmow is a bustling town full of independent shops, restaurants and public houses/bars. The town centre is full of historic buildings with some stunning seating areas which include the renowned "Doctors Pond" at Talberds Ley. Some of Great Dunmow's facilities include:- leisure centre, various additional gyms, supermarkets, fantastic primary & secondary schools, parks and much more. The town offers fantastic transport links to Stansted Airport, Chelmsford City and Bishop's Stortford. The town is well known for its four-yearly ritual of the "Flicht Trials", famously mentioned in Chaucer's The Canterbury Tales. Couples must convince a jury of six local bachelors and six local maidens that they have never wished themselves un-wed for a year and a day. If successful the couple are paraded along the High Street and receive a flicht of bacon.

- Five Bedroom Detached Executive Home
- Quiet Private Close Location
- Walking Distance To Town Centre
- Double Garage With Driveway Parking
- Wraparound Gardens
- Two Receptions & A Home Office
- Kitchen/Breakfast/Dining Room & Utility Room
- Downstairs Shower Room & Separate Cloakroom
- En-Suite & Dressing Room To The Principal Bedroom
- Family Bathroom





**Guest Room**

12'2" x 11'8" (3.73 x 3.58)

UPVC double glazed leaded windows to multiple aspects, vaulted ceiling with exposed timbers, radiator, power points.

**First Floor Landing**

Power points, doors to.

**Principal Bedroom**

16'2" x 12'2" (4.95 x 3.71)

UPVC double glazed leaded window to rear aspect, vaulted ceiling with exposed timbers, solid wood flooring, radiator, power points, door to.

**Dressing Area**

8'6" x 11'1" (2.6 x 3.4)

A range of built-in wardrobes, power points, solid wood flooring, inset spotlights, door to.

**En-Suite**

UPVC double glazed opaque leaded window to side aspect, enclosed shower with glass enclosure with digital button, wash hand basin with a range of vanity units, W.C, heated towel rail, part tiled walls, tiled flooring, inset spotlights, extractor fan.

**Bedroom Two**

11'5" x 9'3" (3.49 x 2.84)

UPVC double glazed leaded window to rear aspect, radiator, power points.

**Bedroom Three**

11'5" x 9'6" (3.49 x 2.92)

UPVC double glazed leaded window to front aspect, radiator, power points.

**Bedroom Four**

8'9" x 8'3" (2.68 x 2.54)

UPVC double glazed leaded window to front aspect, radiator, power points.

**Bathroom**

UPVC double glazed opaque leaded window to rear aspect, enclosed p-bath with mixer taps & shower attachment, wash hand basin with a range of vanity units below, W.C, heated towel rail, part tiled walls, tiled flooring, inset spotlights, extractor fan.

**Double Garage With Driveway Parking**

To the front of the property is a detached double garage with electric up & over door, power, lighting, pitched roof for storage, door to side aspect.

