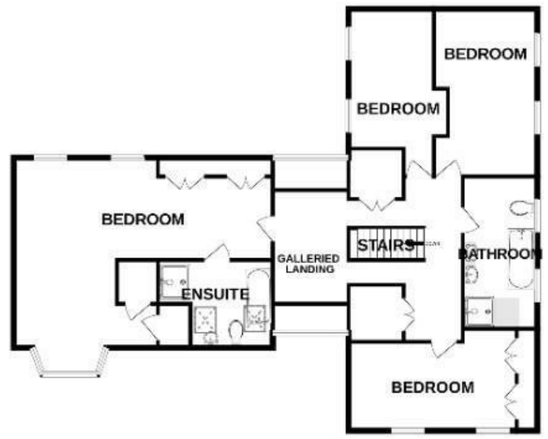
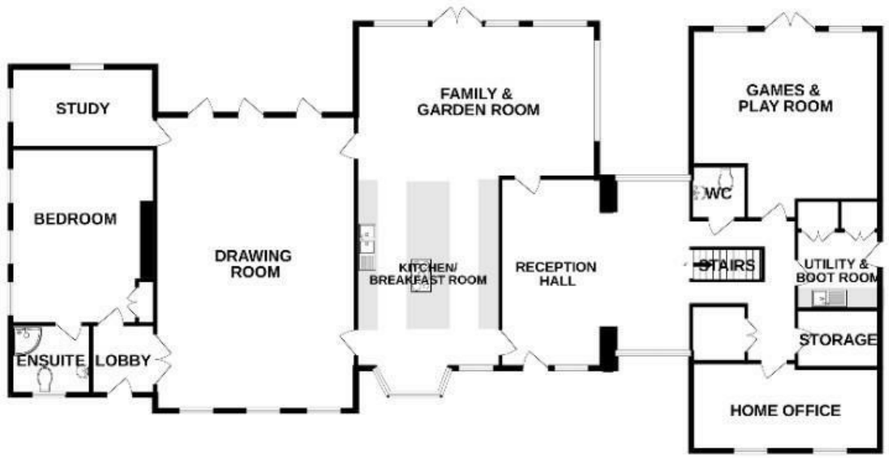
1ST FLOOR
1400 sq.ft. (130.1 sq.m.) approx.



GROUND FLOOR
2780 sq.ft. (258.3 sq.m.) approx.



TOTAL FLOOR AREA : 4180 sq.ft. (388.4 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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THE STREET, LITTLE DUNMOW, DUNMOW, ESSEX, CM6 3HT

GUIDE PRICE £1,250,000





















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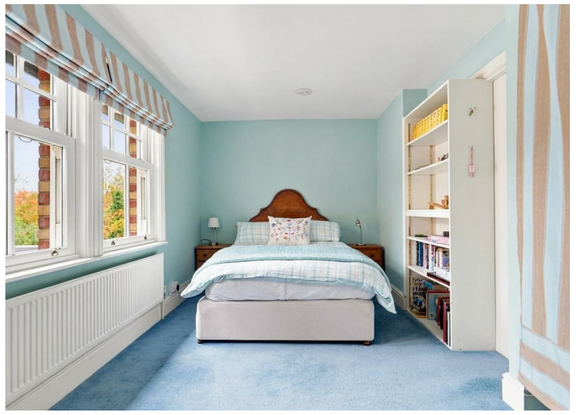




Set within approximately half an acre in the sought after village of Little Dunmow, this impressive five-bedroom detached former Victorian school offers approximately 4,180 sq. ft. of beautifully appointed accommodation arranged over two floors. Combining an abundance of original period features with generous proportions, excellent natural light and a contemporary living layout, this exceptional home offers both character and versatility. The ground floor comprises a welcoming reception hall, a spacious kitchen/breakfast/family room, an elegant drawing room, playroom, home office, separate study, utility room and separate W.C. A further highlight is the ground-floor double bedroom, complete with en-suite facilities, offering ideal flexibility for guests or multi-generational living. To the first floor are four generously proportioned double bedrooms, with en-suite facilities alongside a dressing area to the principal bedroom and a family bathroom. Externally, the property enjoys a generous wraparound garden with a summer house, providing an excellent setting for outdoor entertaining and family enjoyment. Further benefits include a double garage and ample driveway parking. This distinctive home presents a rare opportunity to acquire a substantial character property in a desirable village setting, offering an exceptional blend of Victorian charm, space and modern-day convenience.









Double Garage With Driveway Parking
To the side of the property is a detached double garage with two up & over doors, pitched roof for storage, power points, lighting, single door to side aspect. To the front of the property is a sweeping block pave driveway providing parking for several vehicles leading to the double garage.

Village Summary
Little Dunmow is a charming and historic Essex village, offering an appealing blend of traditional village character, attractive countryside and a peaceful rural lifestyle. Surrounded by beautiful open farmland and picturesque landscapes, the village provides an idyllic setting for those seeking a quieter pace of life whilst remaining conveniently positioned for nearby towns and amenities.

The village is home to the renowned Flitch of Bacon, a characterful pub and restaurant offering a welcoming place to enjoy food and drink, adding to the village's appeal and local community atmosphere.

For outdoor enthusiasts and families, the surrounding area offers plenty of opportunities to enjoy the countryside, with local playing fields and recreational spaces providing room for outdoor activities and leisure. The nearby Flitch Way, a former railway line, is particularly popular with walkers and cyclists, offering miles of scenic routes through the Essex countryside.

Little Dunmow is also well placed for transport connections, with local bus services linking the village to Great Dunmow, Braintree and Stansted Airport. The nearby A120 provides convenient road access towards Bishop's Stortford, Braintree and the M11, whilst Stansted Airport and its wider transport connections are also within easy reach.

The neighbouring market town of Great Dunmow, just a short distance away, offers a wider range of shops, cafés, restaurants, supermarkets, schooling and leisure facilities.

Steeped in history, the village is perhaps best known for its association with the traditional Dunmow Flitch Trials, alongside the historic St Mary the Virgin Church, which incorporates the remains of a medieval priory.

Combining historic charm, village amenities, outdoor pursuits and convenient transport links, Little Dunmow is an attractive location for those looking to enjoy the best of traditional Essex village living.

Agents Notes
Solar panels with tariff, feed tariff has10 years remaining, generating approximately £2,000 per year. Additionally heats both hot water tanks.

Planning permission is granted for a four bedroom detached dwelling to the side of the main property (a restrictive covenant is in place). Planning reference number is UTT/25/0732/FUL.

- Sought After Village Location In Little Dunmow
- Impressive Five Bedroom Detached Former Victorian School
- Approximately Half An Acre Of Grounds With Outbuilding/Summer House
- Spacious Accommodation Extending To Approximately 4,180 Sq. Ft. Over Two Floors
- Wealth Of Original Period Features And An Abundance Of Natural Light
- Generous Kitchen/Breakfast/Family Room And An Elegant Drawing Room
- Versatile Ground Floor Accommodation Including Playroom, Home Office And Study
- Five Double Bedrooms With Two En-Suites, A Family Bathroom And Dressing Area
- Double Garage, Ample Driveway Parking And Generous Wraparound Gardens
- Viewing Advised To Fully Appreciate The Stature Of Home On Offer

Reception Hall
18'6" x 18'1" (5.64 x 5.52)
Accessed via a solid front door:- Full height windows to multiple aspects, two windows to front aspect, inset wood burning stove, two full height radiators, power points, inset spotlights, wood effect flooring, built-in storage cupboard, stairs rising to the first floor landing, doors to.

Kitchen/Breakfast/Family Room
36'8" x 22'10" (11.18 x 6.98)
Bay window to front aspect with window seat, additional windows to multiple aspects, roof lantern, base and eye level units with Granite working surfaces over, complimentary island with breakfast bar area, inset sink with Quooker 3-1 tap, two inset ovens, induction hob with downdraft extractor, integrated dishwasher, tiled flooring with underfloor heating, inset spotlights, power points, French doors leading to the rear garden, doors to.

Drawing Room
29'0" x 18'3" (8.86 x 5.58)
Three Sash windows to the front aspect, semi vaulted ceiling with exposed timbers & ceiling fans, two radiators, inset wood burning stove, bespoke built-in shelving, power points, feature windows to rear aspect, three single doors leading to the rear garden, doors to.

Study
14'2" x 7'4" (4.32 x 2.25)
Sash windows to multiple aspects, radiator, power points.

Lobby
Single door to front aspect, door to.

Bedroom Five
16'8" x 14'2" (5.09 x 4.32)
Three Sash windows to side aspect, radiator, power points, door to.

En-Suite
7'10" x 6'9" (2.39 x 2.07)
Opaque Sash windows to front aspect, enclosed shower with glass enclosure, W.C, wash hand basin with vanity unit below, heated towel rail, part wood panelled walls, tiled flooring, inset spotlights.

Home Office
18'0" x 8'5" (5.5 x 2.57)
Two Sash windows to front aspect, power points, radiator.

Playroom
18'0" x 17'3" (5.5 x 5.28)
Full height windows to rear aspect, French doors leading to the rear garden, two radiators, inset spotlights, wood effect flooring, power points.

Utility Room
10'8" x 8'2" (3.26 x 2.51)
Sash window to side aspect, base and eye level units with complimentary working surfaces over, inset sink with drainer unit, space for washing machine, space for tumble dryer, power points, two built-in storage cupboards, wood effect flooring, inset spotlights, extractor fan, single door to side aspect.

W.C
W.C, wash hand basin, wood effect flooring.







Galleried Landing
Windows to multiple aspects, inset spotlights, power points, doors to.

Principal Bedroom
20'3" x 24'8" (6.18 x 7.52)
Bay window to front aspect, two Sash windows to rear aspect, two radiators, power points, inset spotlights, door to loft area with access to the clock tower, door to en-suite, opening to.

Dressing Area
Two built-in wardrobes, radiator, power points.

En-Suite
10'4" x 7'4" (3.15 x 2.26)
Two Velux window to front aspect, enclosed bath with mixer taps, enclosed shower with glass enclosure, wash hand basin with vanity unit, concealed cistern W.C, heated towel rail, fully tiled.

Bedroom Two
18'0" x 9'10" (5.5 x 3.01)
Two Sash windows to front aspect, built-in wardrobes, radiator, power points.

Bedroom Three
16'1" x 8'11" (4.92 x 2.73)
Two Sash windows to front aspect, radiator, power points, sliding book shelf with hidden single door connecting bedroom three & four.

Bedroom Four
16'1" x 8'0" (4.92 x 2.45)
Two Sash windows to rear aspect, radiator, power points.

Bathroom
14'4" x 6'5" (4.39 x 1.98)
Two opaque Sash windows to side aspects, freestanding bath with mixer taps, enclosed shower with rainfall head & additional attachment, twin wash hand basins with vanity units below, W.C, heated towel rail, inset spotlights, extractor fan, fully tiled.

Gardens
To the rear of the property, a generous wraparound patio provides an ideal space for outdoor entertaining, overlooking beautifully maintained formal lawns complemented by a variety of mature shrubs and trees. A pathway leads through the garden to a further patio area and a detached outbuilding/summer house with a living roof, which benefits from power and lighting. To the side of the property, there is a further driveway providing additional off road parking, accessed via timber gates, with convenient pedestrian side access also available via a separate timber gates to two elevations.

