



**Ground Floor**



**First Floor**



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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.

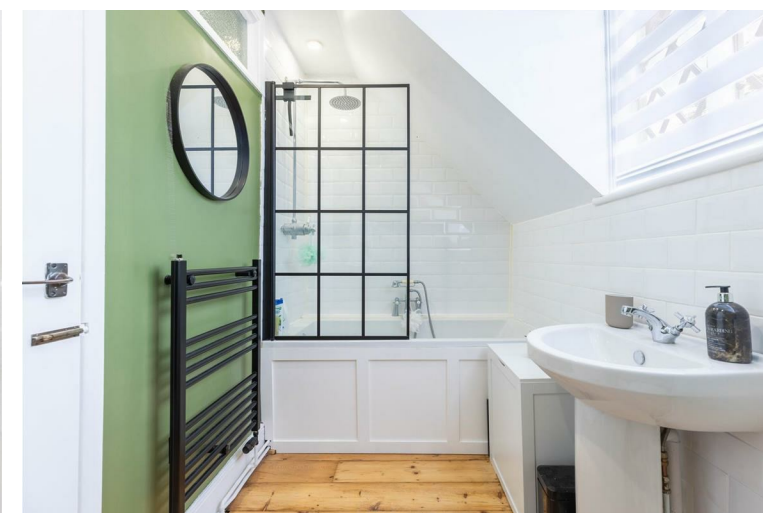
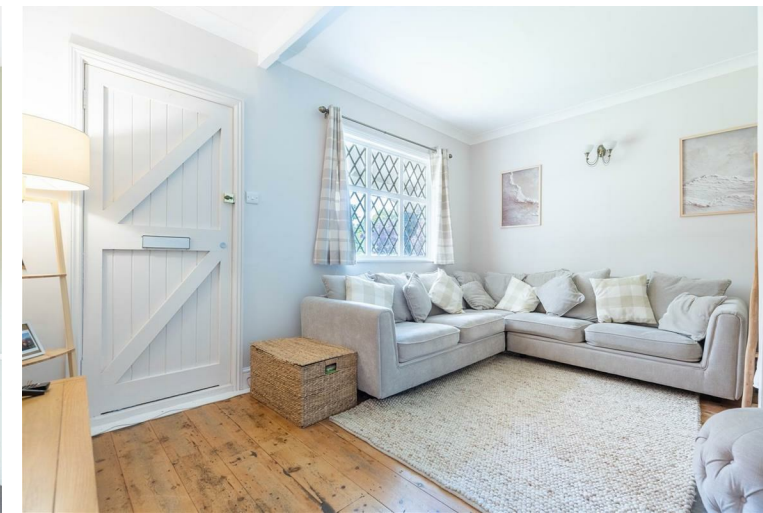
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**STABLE YARD COTTAGES, EASTON LODGE, LITTLE EASTON**  
**OFFERS OVER £575,000**





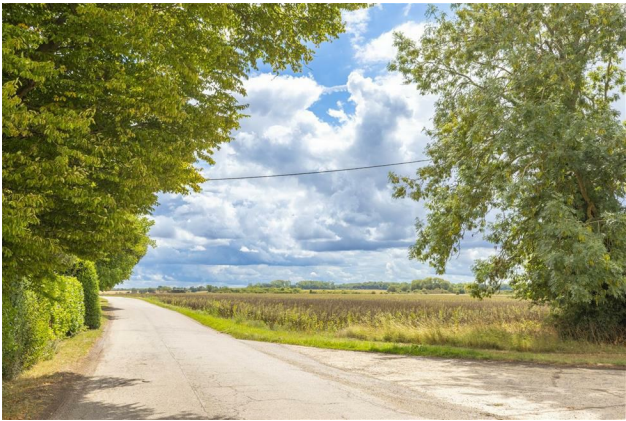
## STABLE YARD COTTAGES EASTON LODGE LITTLE EASTON

This traditional end terraced cottage is located in a scenic hamlet on the outskirts of Little Easton village and benefits from a double garage and ample parking. The ground floor accommodation consists of: grand entrance hall, lounge, kitchen/diner, living room, study/bedroom four and shower room. On the first floor there are three bedrooms and a as well as a family bathroom. Externally the property benefits from a large wraparound rear garden as well as exquisite scenic views over open farmland and a fantastic countryside location.

Little Easton is a quiet village approximately one mile from the market town Great Dunmow. It has managed to retain its local public house "The Stag" and offers fantastic playing facilities surrounding the village cricket pitch. Little Easton that hosts the popular "Countess Of Warwick Show" in the rectory gardens overlooking the natural beauty of Easton Lakes. On the periphery of the lakes are the stunning gardens of Easton Lodge.







- **Three/Four Bedroom End Terraced Cottage**
- **Three Reception Rooms**
- **Study/Bedroom Four**
- **Family Bathroom**
- **Shower Room**
- **Original Cottage Features**
- **Views Over Farmland**
- **Double Garage With Parking**
- **Enclosed Rear Garden**
- **Idyllic Location**

#### Entrance Hall

14'5" x 8'10" (4.4m x 2.7m)

Original timber door, single glazed window to front aspect, brick built original fireplace, wall mounted radiator, oak flooring, ceiling mounted light fixture. Doors to: Stairs, lounge.

#### Lounge

14'5" x 11'1" (4.4m x 3.4m)

Single glazed window to side aspect, internal window to kitchen, log burner with terracotta hearth, shelving unit with storage, access to storage cupboard, wall mounted radiator, oak flooring, ceiling mounted light fixture, various power points. Door to: Inner hallway, Kitchen/Diner.

#### Kitchen/Dining Room

20'11" x 9'6" (6.4m x 2.9m)

Single glazed timber windows to side and rear aspects, double glazed timber windows to side and rear, French doors to rear, various base and eye level units with oak work-surfaces over, four ring induction hob with extractor fan overhead, double unit ceramic sink with mixer tap, low level fan oven, integrated dishwasher, space for fridge-freezer, space for washing machine and tumble drier, steps down to dining area, wall mounted radiator, oak flooring, ceiling mounted light fixture, inset spotlights, various power points

#### Inner Hallway

4'11" x 4'11" (1.5m x 1.5m)

Oak flooring, wall mounted light fixture. Doors to: living room, study, shower room

#### Living Room

14'1" x 12'1" (4.3m x 3.7m)

Separate front door, single glazed window to front aspect, wall mounted radiator, oak flooring, wall mounted light fixture, various power points.

#### Shower Room

Three-piece suite, corner pedestal wash hand basin with mixer tap, low level WC, corner electric shower, wall mounted heated towel rail, electric wall mounted heater, partially tiled walls, wood laminate flooring, ceiling mounted light fixture, extractor fan.

#### Study/Bedroom Four

9'2" x 8'10" (2.8m x 2.7m)

Single glazed window to rear aspect, wall mounted radiator, oak flooring, wall mounted light fixture, various power points.

#### First floor landing

Single glazed timber windows to rear, frosted internal windows, timber stairway with carpeted inland, access to loft, access to large storage cupboard, wall mounted radiators, ceiling mounted light fixtures, various power points.







**Family Bathroom**

Single glazed timber window to rear aspect, three-piece suite, timber panel enclosed bath with rainfall shower head, mixer tap and glass screen, pedestal wash hand basin with mixer tap, low level WC. wall mounted radiator, partially tiled walls, oak flooring, inset spotlights, extractor fan.

**Principal Bedroom**

14'5" x 11'9" (4.4m x 3.6m)

Single glazed window to front aspect, access to in-built storage, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

**Bedroom Two**

14'5" x 11'9" (4.4m x 3.6m)

Single glazed window to front aspect, range of bespoke shelving and wardrobing units, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

**Bedroom Three**

14'5" x 8'6" (4.4m x 2.6m)

Single glazed window to rear aspect, wardrobes & shelving, wall mounted radiator, carpeted flooring, various power points.

**Driveway Parking**

Driveway parking for multiple vehicles.

**Gardens**

The garden is neatly laid out and well maintained, featuring a mix

of lawn, raised beds and established planting. A paved patio provides a pleasant seating area, with a smaller, more secluded patio tucked around the corner. There is a handy built-in shed for storage, and pedestrian access is available from the front, offering added convenience. The space is both practical and inviting, ideal for those who enjoy gardening or simply spending time outdoors.

**Additional Information**

Fibre internet to the premises.

