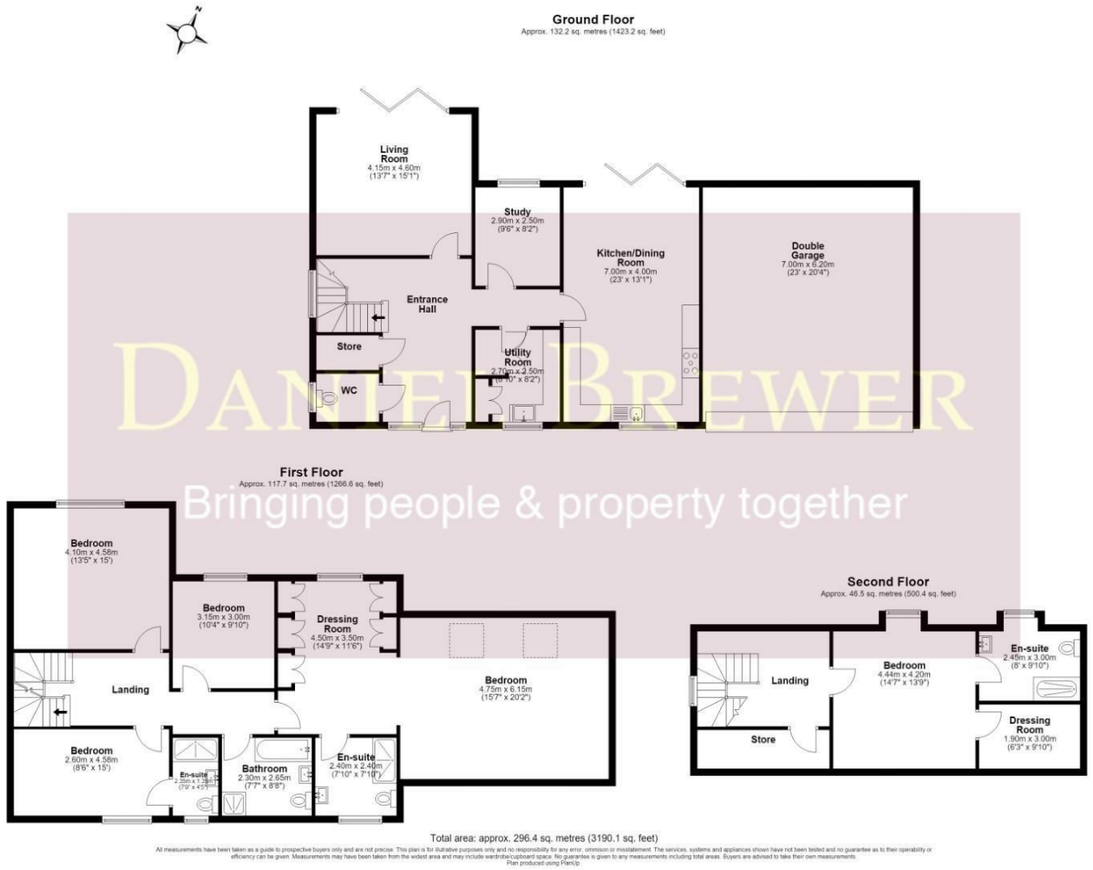
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DANIEL BREWER
Bringing people & property together









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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CHELMSFORD ROAD, MARGARET RODING, DUNMOW, ESSEX, CM6 1QL

£1,250,000



CHELMSFORD ROAD
MARGARET RODING
DUNMOW
ESSEX
CM6 1QL

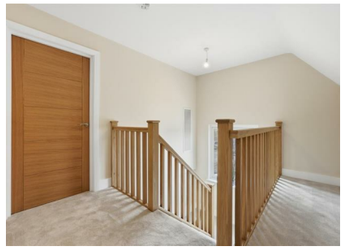




Located within an exclusive gated development of just seven luxury country homes, this substantial five-bedroom detached family residence has been finished to a high standard throughout, with energy efficiency, renewable energy and air conditioning at the forefront of its design. Extending to approximately 3,190 sq ft across three floors, including the double garage, the accommodation comprises a welcoming entrance hall, spacious living room, impressive kitchen/dining room, study, utility room and cloakroom on the ground floor. The first floor offers four bedrooms, including a generous principal suite with dressing room and en-suite, a further en-suite to bedroom two and a family bathroom. The second floor provides an impressive additional bedroom suite with dressing room and en-suite, offering an ideal private space for guests or older children. Externally, the property benefits from a double garage, ample driveway parking and landscaped gardens, completing this exceptional family home. Other property styles are available. Please feel free to contact the office to discuss further details.























- Exclusive Gated Development Of Just Seven Luxury New Build Country Homes
- Substantial Five Bedroom Detached Family Residence
- Approximately 3,190 Sq Ft Of Accommodation Including Double Garage
- Finished To A High Standard Throughout Including Air Conditioning With Energy Efficiency In Mind
- Impressive Kitchen/Dining Room With Spacious Family Living Areas
- Principal Bedroom Suite With Dressing Room And En-Suite
- Second Bedroom With En-Suite And Additional Family Bathroom
- Second Floor Bedroom Suite With Dressing Room And En-Suite
- Double Garage, Private Driveway Parking And Landscaped Gardens
- Exceptional Family Home Combining Luxury, Space And Renewable Energy

Accommodation With Measurements

Entrance Hall
Cloakroom
Living Room:- 4.60m x 4.15m (15'1" x 13'7")
Study:- 2.90m x 2.50m (9'6" x 8'2")
Kitchen/Dining Room:- 7.00m x 4.00m (23' x 13'1")
Utility Room:- 2.70m x 2.50m (8'10" x 8'2")
First Floor Landing
Principal Bedroom:- 6.15m x 4.75m (20'2" x 15'7")
Dressing Room:- 4.50m x 3.50m (14'9" x 11'6")
En-Suite:- 7'10" x 7'10" (2.40m x 2.40m)
Bedroom Three:- 4.58m x 2.60m
En-Suite:- 7'9" x 4'5" (2.35m x 1.35m)
Bedroom Four:- 4.58m x 4.10m (15' x 13'5")
Bedroom Five:- 10'4" x 9'10" (3.15m x 3.00m)
Bathroom:- 8'8" x 7'7" (2.65m x 2.30m)
Second Floor Landing
Bedroom Two:- 14'7" x 13'9" (4.44m x 4.20m)
Dressing Room:- 9'10" x 6'3" (3.00m x 1.90m)
En-Suite:- 9'10" x 8' (3.00m x 2.45m)







Specifications
Aluminium Double Glazed Windows & Doors
Solar Panels
Air Source Heat Pump Heating System
Air Conditioning Throughout
Underfloor Heating Throughout The Ground Floor
Cat 6 Ethernet Cabling
LED Lighting
Bespoke Fitted Kitchen & Utility Room
Stone Working Surfaces
Integrated Appliances
3-1 Boiling Water Tap
Fitted Dressing Room To Principal Bedroom
Bespoke Built-in Wardrobes
Fully Tiled Bathrooms With Quality Brassware
10 Year New Warranty

Gardens
To the rear of the property is a Sandstone patio area leading to the remainder lawn enclosed by timber fencing and side access is granted via a timber gate. The gardens further benefits from external lighting, power points and water tap.

Double Garage With Driveway
To the side of the property is a double garage with electric roller shutter doors, power and lighting. To eth front of the property is driveway parking for multiple vehicles.

Agents Notes
Please note that some images have been digitally edited for illustrative purposes only.

Other properties are also available within the development. Please be aware that the properties will be subject to a service charge for the maintenance and operation of the communal electric gates and shared areas.

