

## The Sycamore

**DANIEL BREWER**  
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.



**Daniel Brewer**

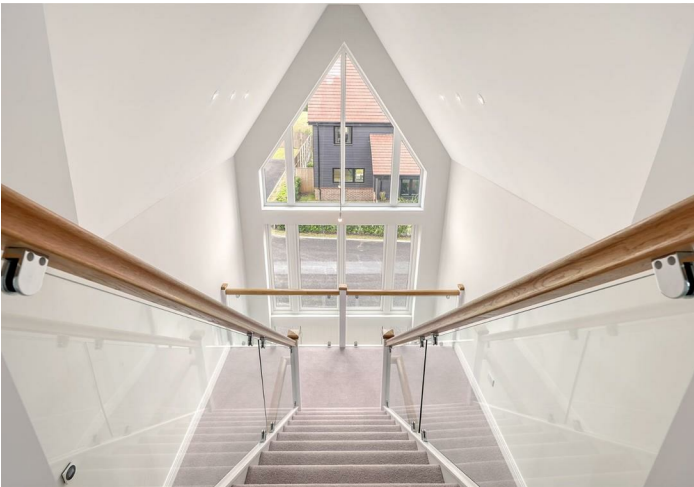
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**BARDFIELD ROAD, THAXTED, DUNMOW, ESSEX, CM6 2LR**  
**GUIDE PRICE £1,000,000**





BARDFIELD ROAD  
THAXTED  
DUNMOW  
ESSEX  
CM6 2LR



*Welcome to The Chestnut – an exceptional new-build detached residence situated in the heart of the Essex countryside. Located within a prestigious gated community of just seven luxury homes, this beautifully crafted property by multi award-winning developer Osprey Homes combines high-spec modern living with traditional charm and impressive energy efficiency.*







### Town Summary

Set amidst rolling countryside, Thaxted is a beautiful and historic town offering a perfect blend of rural charm and modern convenience. At its heart stands the stunning Church of St John the Baptist with Our Lady and St Laurence, famously once home to composer Gustav Holst and the magnificent Lincoln organ, still in use today.

Independent shops, including a butcher, baker, post office, and a curated gift store, give the town its character, while local favourites like The Maypole, The Star, and The Swan Hotel offer refined dining options. A small market on Town Street adds to the village charm.

Ideally located, Thaxted enjoys excellent road connections via the A120, A10, A12, and M11, with Stansted Airport just 7.4 miles away. Nearby towns like Bishop's Stortford and Saffron Walden offer vibrant shopping and dining scenes. Elsenham Station provides direct trains to London and Cambridge.

Education is equally well served, with local pre-schools and primary schools, the prestigious Felsted School nearby, and the Outstanding-rated Saffron Walden County High School.

- Five Bedrooms
- Highly Energy Efficient Detached New Build Country Home
- Gated Development Of Seven Luxury Homes
- Direct Access To Open Countryside
- 2,728 Square Feet Of Accommodation
- 10 Year NHBC Warranty
- Double Carport With Driveway & Electric Car Charging Point
- Walking Distance To Local Amenities
- Multi Award Winning Developer
- Viewing Advised

### Entrance Hall

### Cloakroom

**Study**  
13'4" x 9'4" (4.06m x 2.84m)

**Lounge**  
25'9" x 12'8" (7.85m x 3.86m)

**Dining Room**  
12'5" x 11'11" (3.78m x 3.63m)

**Kitchen/Breakfast/Family Room**  
27'1" x 14'3" (8.26m x 4.34m)

### Utility Room

### First Floor Galleried Landing

**Principal Bedroom**  
18'8" (into dressing room) x 13'1" (5.69 (into dressing room) x 4)

### Dressing Area

### En-Suite

**Bedroom Two**  
14'3" x 13'7" (4.34m x 4.14m)

### En-Suite

**Bedroom Five**  
14'5" x 6'11" (4.39m x 2.11m)

### Family Bathroom

### Second Floor Landing

**Bedroom Three**  
14'5" x 11'10" (4.39m x 3.61m)

**Bedroom Four**  
12'9" x 11'10" (3.89m x 3.61m)

### Shower Room

**Double Carport With Driveway Parking**  
To the side of the property is a double carport with a block paved driveway providing parking for multiple vehicles.







Specification

- KITCHEN & UTILITY
- Luxury bespoke handleless kitchen
  - Soft closers to drawers and doors
  - Silestone worktop and upstand
  - High-end integrated appliances;
  - Two Single Ovens
  - Combi-Oven
  - Steam Oven
  - Induction hob
  - Fridge / Freezer
  - Dishwasher
  - Stainless steel extractor hood
  - Space for washer / dryer
  - Inset 1.5 bowl sink and drainer in Stainless steel finish with Blanco chrome tap to kitchen
  - Stylish Porcelanosa ceramic floor tiles to Kitchen/Dining/Family room, Hallway and Utility

- BATHROOM & EN-SUITE
- Modern white sanitaryware
  - Full height ceramic tiling around bath and shower cubicles, half height to all other walls and ceramic floor tiles
  - Soft closing white vanity unit with complementing basins
  - Vado taps
  - Surface mounted Vado thermostatic shower with bespoke sliding rail kit and head together with glass shower door
  - Chrome heated towel rail
  - Shaver point

- HIGHLY ENERGY EFFICIENT
- Air Source heat pumps
  - Electric car charging point
  - Low energy downlighters in bathrooms, kitchens, ensuites and cloakrooms
  - Low energy pendant lighting to all other rooms
  - Multi grid switch

- HEATING
- Underfloor heating to the ground floor
  - Modern radiator with grilles to upper floor
  - Pressurised hot water cylinder

- ELECTRICAL
- BT/TV & satellite points to the living room, study, kitchen and master bedroom
  - White switches and plug sockets
  - Power and light to loft space
  - Wiring for external lighting to rear elevation
  - Contemporary external lighting adjacent to front door
  - Ultrafast Broadband

- INTERIOR FINISHES
- Built-in wardrobes including shelf and hanging rail to master bedroom
  - Painted white 4 panel textured doors
  - High performance GRP front doors
  - High performance PVCu windows
  - French doors with chrome handles
  - Chrome finish to internal door furniture
  - Dulux Emulsion paint throughout
  - White gloss finish to skirting and architraves

- EXTERIOR FINISHES
- Paved paths and patio area
  - Turf and planting to front garden
  - Rear gardens landscaped with turf
  - Outside tap
  - 1.8 metre high close boarded fence between plots for privacy
  - Timber gate with bolt and latch for security

- PEACE OF MIND
- 10 year NHBC warranty
  - Multi point locking systems to front and rear doors
  - Mains-operated smoke detectors

Garden

To the rear of the property is a patio area leading to the remainder lawn which is fully enclosed by timber fencing. The garden backs onto open fields and benefits from side access via a timber gate. Further benefit include power points, external lighting and water tap.

Developer Testimonials

“From excellent design, to quality workmanship, to caring and helpful people - nothing was too much trouble. And, as an extra bonus, the house was ready 2 weeks early! After a bad experience with our previous new-build property, I would recommend Osprey Homes to anyone who values quality, professionalism and customer service.” Mr & Mrs M

“I would highly recommend Osprey Homes, the service by all staff has been fantastic from start to finish. Even after completion they are still very attentive and available. Everyone who has visited my new home has remarked on the quality of detail of the whole development. Huge thank you to all the team.” Ms. F

“Jason & Roger and the rest of your team were a pleasure to deal with from start to finish and the end product is truly outstanding.” Mr F – Building Control Team Leader, Uttlesford District Council

“We had a wonderful experience dealing with Osprey and in particular Leanne. She followed up and got back to us promptly and what started as just an enquiry on my part ended up with us in our dream first home. Very grateful to Leanne and Colin and the entire Osprey team for making our experience enjoyable and as smooth as possible.” Ms M

