

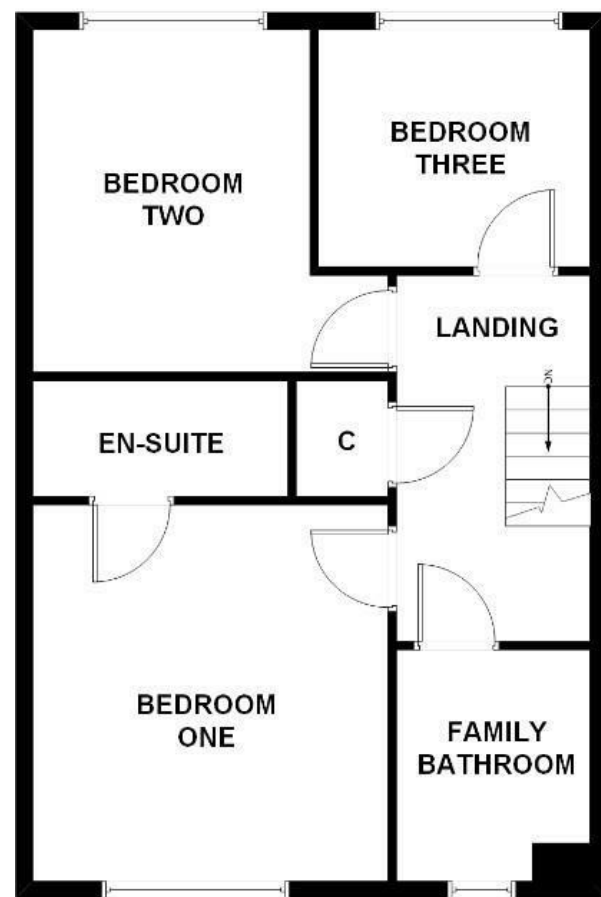
Total Approx.  
Floor Area:  
1180 Sq. Ft.



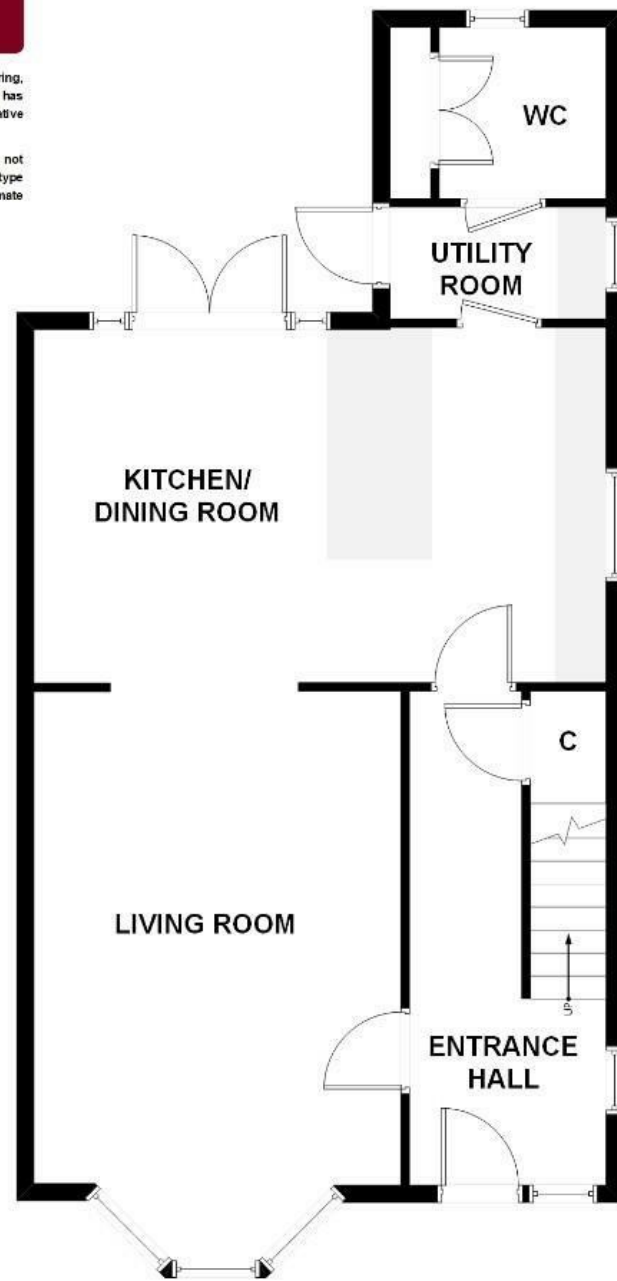
**DANIEL BREWER**  
Bringing People and Property Together

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.



FIRST FLOOR



GROUND FLOOR

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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



OWERS PLACE, HIGH RODING, DUNMOW

OFFERS OVER £500,000



**OWERS PLACE  
HIGH RODING  
DUNMOW**

Daniel Brewer are pleased to offer this spacious three bedroom detached family home situated on a sought-after development in the desirable village 'High Roding' surrounded by picturesque farmland. In brief the accommodation on the ground floor comprises:- entrance hall, kitchen/dining room, utility room, cloakroom and a living room. On the first floor there are three bedrooms, en-suite facilities to bedroom one and a family bathroom. Externally the property benefits from an oversized rear garden and driveway parking.

The Rodings comprise of eight villages/hamlets offering their own individual charm and benefits. The Rodings Primary School is well regarded in the local area offering fantastic facilities. The villages offer various amenities which include various public houses/restaurants, village shop, Bretts Farm Shop and various clubs. Both the City of Chelmsford and market towns of Great Dunmow and Bishop's Stortford are within easy driving distance, providing a wider range of facilities with mainline railway stations into London Liverpool Street at both Chelmsford and Bishop's Stortford with the M11 access, junction 8.





- **The Bedroom Detached Family Home**
- **Spacious Kitchen/Dining Room**
- **Living Room**
- **Utility Room**
- **Cloakroom**
- **En-Suite Facilities To Bedroom One**
- **Family Bathroom**
- **Generous Rear Garden**
- **Driveway Parking**
- **Desirable Village Location**

**Entrance Hall**

Entered via front door, window to side aspect, stairs rising to first floor landing, doors leading to:-

**Living Room**

16'6" x 12'4" (5.05 x 3.78)

Bay window to front aspect, opening leading to:-

**Kitchen/Dining Room**

19'3" x 11'8" (5.88 x 3.57 )

Window to side aspect, French Doors to rear aspect leading to rear garden, fitted with a range of eye and base level units with working surface over, inset one and half bowl sink and drainer unit with mixer tap over, four ring hob with extractor fan over, integrated dishwasher, integrated fridge/freezer, two integrated ovens. door leading to:-

**Utility Room**

7'3" x 4'0" (2.21 x 1.24)

Door to side aspect leading to rear garden, space for washing machine, door leading to:-

**Cloakroom**

Opaque window to rear aspect, wall mounted wash hand basin, low level W.C

**First Floor Landing**

Doors leading to:-

**Bedroom One**

12'6" x 12'5" (3.82 x 3.79 )

Window to front aspect, door leading to:-

**En-Suite**

Fitted with a fully tiled shower cubicle with glass enclosure, wall mounted wash hand basin with vanity unit, low level W.C.





**Bedroom Two**  
12'5" x 11'6" (3.79 x 3.52)  
Window to rear aspect.

**Bedroom Three**  
9'2" x 7'11" (2.80 x 2.43)  
Window to rear aspect.

**Family Bathroom**  
7'7" x 6'6" (2.32 x 1.99)  
Opaque window to front aspect, fitted with a panel enclosed bath, wall mounted wash hand basin, low level W.C.

**Rear Garden**  
The garden is mainly lawn with a variety of flower beds, a patio area perfect for entertaining and a further patio area for hot tub. A timber gate grants access to the front of the property.

**Gated Driveway Parking**  
Suitable for two vehicles.

