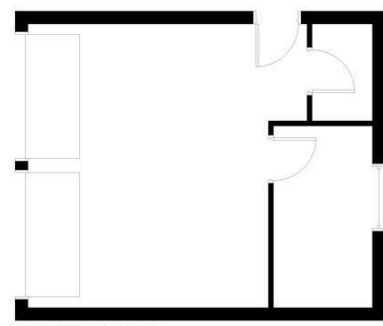


**DANIEL BREWER**  
Bringing People and Property Together

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.



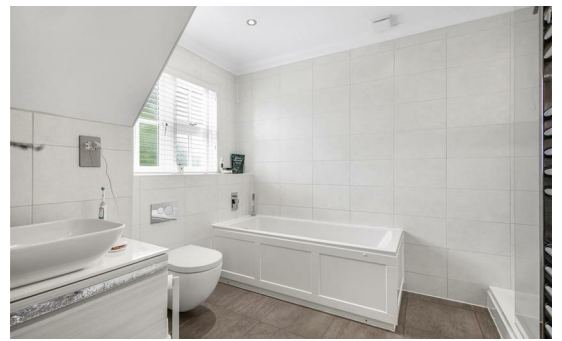
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must 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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**PLOWDEN CLOSE, BARNSTON, DUNMOW, ESSEX, CM6 1TW**

**£1,250,000**



**PLOWDEN CLOSE  
BARNSTON  
DUNMOW  
ESSEX  
CM6 1TW**

*An impressive and substantial detached family home, occupying a pleasant position along a quiet road in the popular town of Barnston, with attractive views over farmland to the rear.*

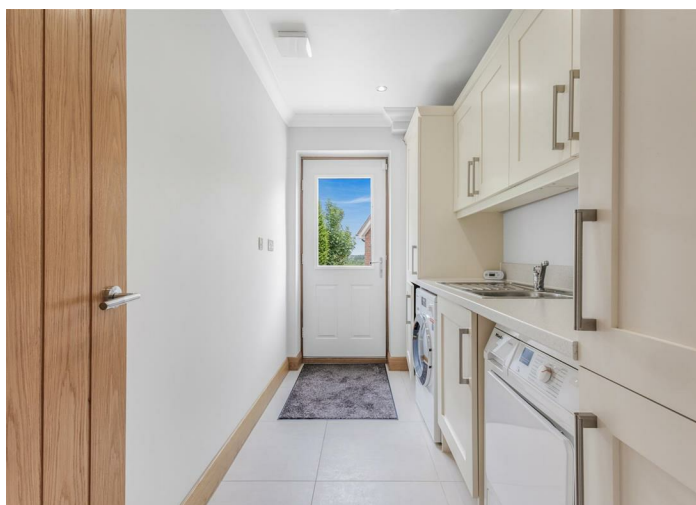
*The property offers spacious and versatile accommodation throughout, with the ground floor comprising an entrance hall, family room, generous living room with bi-folding doors, and an open-plan kitchen/dining room, also enjoying bi-folding doors to the garden. There is also a useful utility room and cloakroom.*

*To the first floor are four double bedrooms, all benefitting from fitted wardrobes. The principal bedroom and bedroom two both enjoy en-suite facilities, while the remaining bedrooms are served by a well-appointed four-piece family bathroom.*

*Externally, the property benefits from attractive gardens, a brick-paved driveway and a double garage with power, lighting and electrically actuated doors. To the rear of the garage is a separate study and cloakroom, offering an ideal space for home working or hobbies.*

*The gardens are a particular feature of the property, with lawned areas, paved patios, a shuttered pergola, established planting and various seating areas, all enjoying a good degree of privacy and a pleasant outlook over adjoining farmland.*





#### Entrance Hall

21'11" x 12'1" (6.7m x 3.7m)

Composite door with frosted windows, oak stairway to first floor landing, access to coat cupboard, access to underfloor heating manifold, alarm system, underfloor heating, inset spotlights, various power points. Doors to: Kitchen, Living room, Family Room, Cloakroom.

#### Family Room

16'4" x 10'5" (5.0m x 3.2m)

Double glazed timber sash window to front aspect, Fujitsu air conditioning unit, underfloor heating, carpeted flooring, ceiling mounted light fixture, various power points, TV point.

#### Cloakroom

Double glazed frosted window to side aspect, low level WC, vanity wash hand basin with mixer tap, storage cabinet, porcelain tiled flooring, partially tiled walls, inset spotlights, extractor fan.

#### Living Room

29'6" x 16'4" (9.0m x 5.0m)

Double glazed timber sash window to front aspect, double glazed timber window to side aspect, bi-folding timber double glazed doors to rear aspect, log burner with polished granite hearth and sandstone mantel, carpeted flooring, inset spotlights, ceiling mounted light fixtures, various power points, TV point.

#### Kitchen/Dining Room

26'2" x 18'4" (8.0m x 5.6m)

Double glazed timber windows to rear & side aspects, bi-folding double glazed doors to shuttered pergola rear aspect, various base and eye level units with granite worksurfaces, three SMEG ovens & integrated coffee maker, one and a half unit stainless steel sink with carved drainer unit and Quooker tap, integrated dishwasher, integrated fridge freezer, pull-out bins, pantry storage, five ring gas hob with SMEG extractor fan, breakfast bar seating for two people, space for dining tables with inbuilt storage units, Fujitsu air conditioning unit, underfloor heating, porcelain tiled flooring, ceiling mounted light fixture, inset spotlights, various power points. Door to: Utility Room.

#### Utility Room

10'9" x 5'10" (3.3m x 1.8m)

Timber door to side aspect, various base and eye level units with granite effect worksurfaces over, space for separate washing & tumble drier, single unit stainless steel sink with mixer tap and drainer unit, porcelain tiled flooring, inset spotlights, various power points.

#### First Floor Landing

18'0" x 13'1" (5.5m x 4.0m)

Double glazed timber window to front aspect, carpeted stairway with oak banister & oak balustrade, access to loft, wall mounted radiator, carpeted flooring, inset spotlights, various power points. Doors to: Bedrooms & Family Bathroom.

#### Principal Bedroom

16'8" x 14'1" (5.1m x 4.3m)

Double glazed window to rear aspect, fitted wardrobes, wall mounted radiator, Fujitsu air conditioning unit, carpeted flooring, ceiling mounted light fixture, various power points, TV point. Door to: En-Suite.

#### En-Suite

Double glazed frosted timber window to rear aspect, four-piece suite, low level WC, timber panel enclosed bath with mixer tap and shower attachment, vanity wash hand basin with mixer tap and low level storage, tile enclosed shower with glass screen and rainfall head, wall mounted heated towel rail, tiled walls, tiled flooring, inset spotlight, shaver port, extractor fan.



#### Gardens

The property is approached via a brick-paved driveway, with access leading through to the garage at the rear. To the front, the garden is enclosed by low-level hedging and features a brick-paved pathway leading to the main entrance. The remaining frontage is mainly laid to lawn, with mature trees and shrubs providing an attractive setting.

Pedestrian access to the rear garden is available via a timber gate positioned between the house and garage. To the rear of the property is a stone-paved patio area with a shuttered pergola, creating an appealing outdoor seating and entertaining space. The paved area wraps around the house, bordered by flowerbeds, and connects the side access, garage rear door and utility room entrance.

The main garden is laid to lawn, with a further seating area positioned towards the rear of the plot. The garden is enclosed by mature hedging and trees, offering a good degree of privacy. To the left side of the property is a gravelled pathway leading to an additional seating area, surrounded by established flowerbeds with trees, flowers and shrubs.

#### Additional Information

Underfloor heating throughout downstairs.

- **Four Oversized Double Bedrooms**
- **Open-Plan Kitchen/Dining Room**
- **Spacious Living Room**
- **Utility Room & Family Room**
- **Underfloor Heating Throughout Ground Floor**
- **Family Bathroom & Cloakroom**
- **En-Suite Facilities To Principal & Bedroom Two**
- **Study & Cloakroom Behind Garage**
- **Double Garage & Driveway Parking**
- **Views Overlooking Open Farmland**



**Bedroom Two**  
 17'4" x 12'9" (5.3m x 3.9m)  
 Double glazed window to rear aspect, fitted wardrobes with mirrored sliding glass door, wall mounted radiator, Fujitsu air conditioning unit, carpeted flooring, ceiling mounted light fixture, various power points, TV point. Door to: En-Suite.

**En-Suite**  
 Double glazed frosted timber window to side aspect, three-piece suite, low level WC, floating vanity wash hand basin with mixer tap, tile enclosed shower with glass door and rainfall head, wall mounted heated towel rail, tiled walls, tiled flooring, inset spotlight, shaver port, extractor fan.

**Bedroom Three**  
 14'1" x 12'5" (4.3m x 3.8m)  
 Double glazed window to front aspect, fitted wardrobes with mirrored sliding glass door, wall mounted radiator, Fujitsu air conditioning unit, carpeted flooring, ceiling mounted light fixture, various power points, TV point.

**Bedroom Four**  
 13'9" x 11'9" (4.2m x 3.6m)  
 Double glazed window to front aspect, fitted wardrobes with mirrored sliding glass door, wall mounted radiator, Fujitsu air conditioning unit, carpeted flooring, ceiling mounted light fixture, various power points, TV point.

**Family Bathroom**  
 Double glazed frosted timber window to rear aspect, four-piece suite, low level WC, timber panel enclosed bath with mixer tap and shower attachment, vanity wash hand basin with mixer tap and low level storage, tile enclosed shower with glass screen and rainfall head, wall mounted heated towel rail, tiled walls, tiled flooring, inset spotlight, shaver port, extractor fan.

**Double Garage & Driveway Parking**  
 Double garage electronically actuated up and over doors and Doors to: Study & Cloakroom. Driveway parking for up to six vehicles.

**Study (Garage)**  
 13'5" x 6'10" (4.1m x 2.1m)  
 Double glazed UPVC window to rear aspect, wall mounted radiator, Fujitsu air conditioning unit, timber panel flooring, inset spotlights, various power points.

**Cloakroom (Garage)**  
 Low level WC, vanity wash hand basin with mixer tap, porcelain tiled flooring, partially tiled walls, inset spotlights, extractor fan.

**Local Area**  
 The market town of Great Dunmow is a bustling town full of independent shops, restaurants and public houses/bars. The town centre is full of historic buildings with some stunning seating areas which include the renowned "Doctors Pond" at Talberds Ley. Some of Great Dunmow's facilities include:- leisure centre, various additional gyms, supermarkets, fantastic primary & secondary schools, parks and much more. The town offers fantastic transport links to Stansted Airport, Chelmsford City and Bishop's Stortford. The town is well known for its four-yearly ritual of the "Flich Trials", famously mentioned in Chaucer's The Canterbury Tales. Couples must convince a jury of six local bachelors and six local maidens that they have never wished themselves un-wed for a year and a day. If successful the couple are paraded along the High Street and receive a flich of bacon.

