

# DANIEL BREWER

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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.

**CHICKNEY ROAD,, HENHAM, BISHOP'S STORTFORD, ESSEX,  
CM22 6BG**

**OFFERS OVER £500,000**

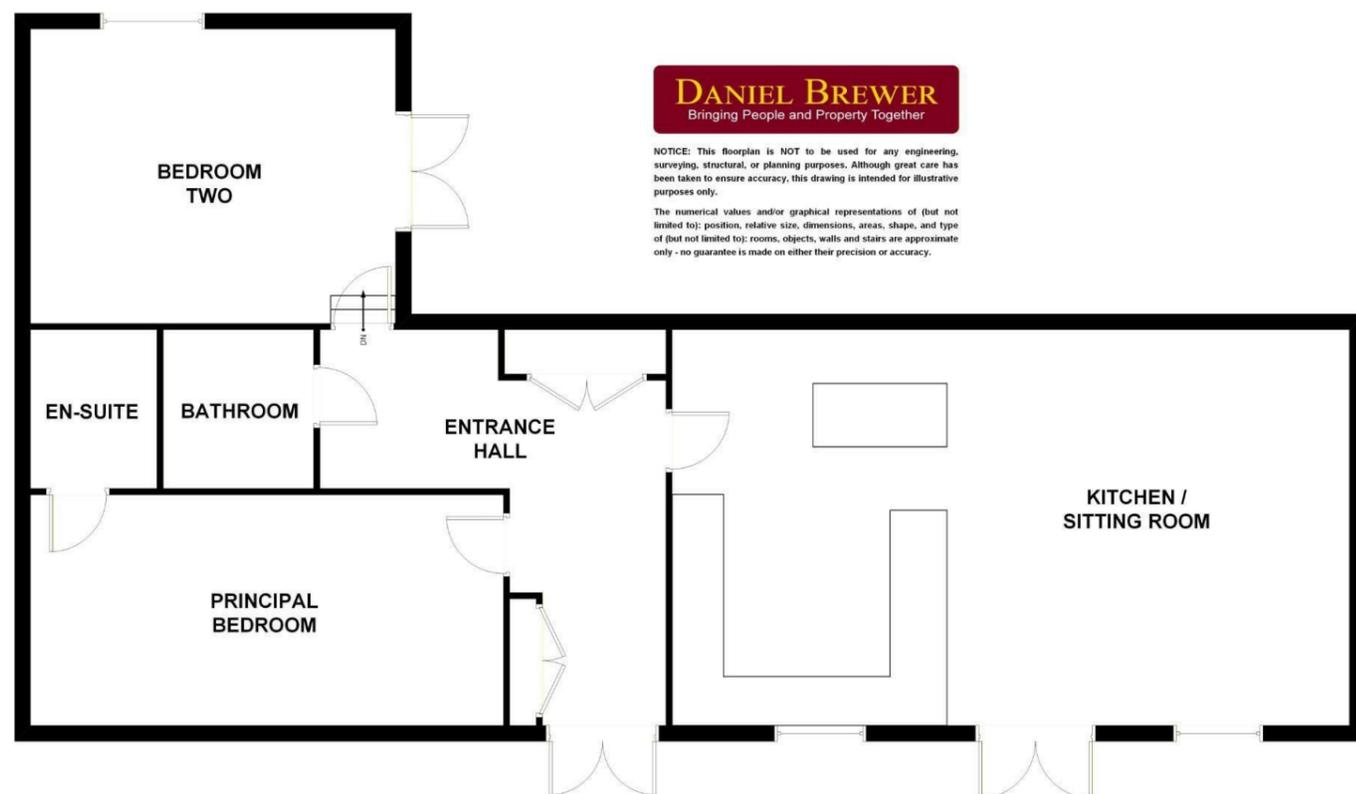


**CHICKNEY ROAD,  
HENHAM  
BISHOP'S STORTFORD  
ESSEX  
CM22 6BG**

*This stunning two-bedroom barn conversion forms part of an exclusive development of just six luxury homes, set amidst open countryside on the outskirts of the highly sought-after village of Henham.*

*Beautifully arranged across a single level, the accommodation offers a superb open-plan kitchen, dining, and living area with an impressive vaulted ceiling, creating a wonderful sense of space and light. There are two generous double bedrooms, with the principal bedroom benefitting from stylish en-suite facilities, in addition to a well-appointed family bathroom.*

*Externally, the property enjoys both front and rear gardens, allocated parking, and additional visitor spaces.*





### Entrance Hall

Accessed via partly glazed double doors, Velux windows. coir matting, solid Oak flooring with underfloor heating, built-in double storage cupboard, power points, radiator, doors to.

### Kitchen/Breakfast/Sitting Room

26'10" x 15'7" (8.18m x 4.75m)

Windows to front aspect, Velux window, French doors leading to the front garden, vaulted ceiling with exposed timbers, base and eye level units with Granite working surfaces over, inset 1 1/2 bowl sink with drainer unit, inset oven, four ring gas hob with extractor over, integrated dishwasher, integrated fridge/freezer, integrated washing machine, part tiled flooring, part solid Oak flooring with underfloor heating, power points, T.V point.

### Principal Bedroom

18'6" x 9' (5.64m x 2.74m)

Window to front aspect, solid Oak flooring with underfloor heating, inset spotlights, power points, door to.

### En-Suite

Enclosed shower with digital control, wash hand basin, W.C, heated towel rail, fully tiled, inset spotlights, extractor fan.

### Bedroom Two

14'5" x 11'8" (4.39m x 3.56m)

Window to rear aspect, partly glazed French doors leading to the courtyard garden, solid oak flooring with underfloor heating, power points.

### Family Bathroom

Enclosed bath with mixer taps & shower attachment, wash hand basin, W.C, heated towel rail, fully tiled, inset spotlights, extractor fan.

- Exclusive Development Of Just Six Luxury Homes
- Beautiful Barn Conversion Full Of Character And Charm
- Idyllic Countryside Setting On The Outskirts Of Henham
- Spacious Single-Level Living Accommodation
- Impressive Open-Plan Kitchen/Dining/Living Area
- Striking Vaulted Ceiling Creating A Light And Airy Feel
- Two Double Bedrooms
- Principal Bedroom With Stylish En-Suite Facilities
- Contemporary Family Bathroom
- Front And Rear Gardens With Allocated Parking And Visitor Spaces





**Gardens**

To the rear of the property is a walled courtyard garden with a raised shrub border. To the front of the property is an additional patio area leading to the remainder lawn with a variety of mature shrubs & hedging.

**Parking**

To the front of the property is a shared shingle driveway providing allocated parking for residence and additional visitor parking.

