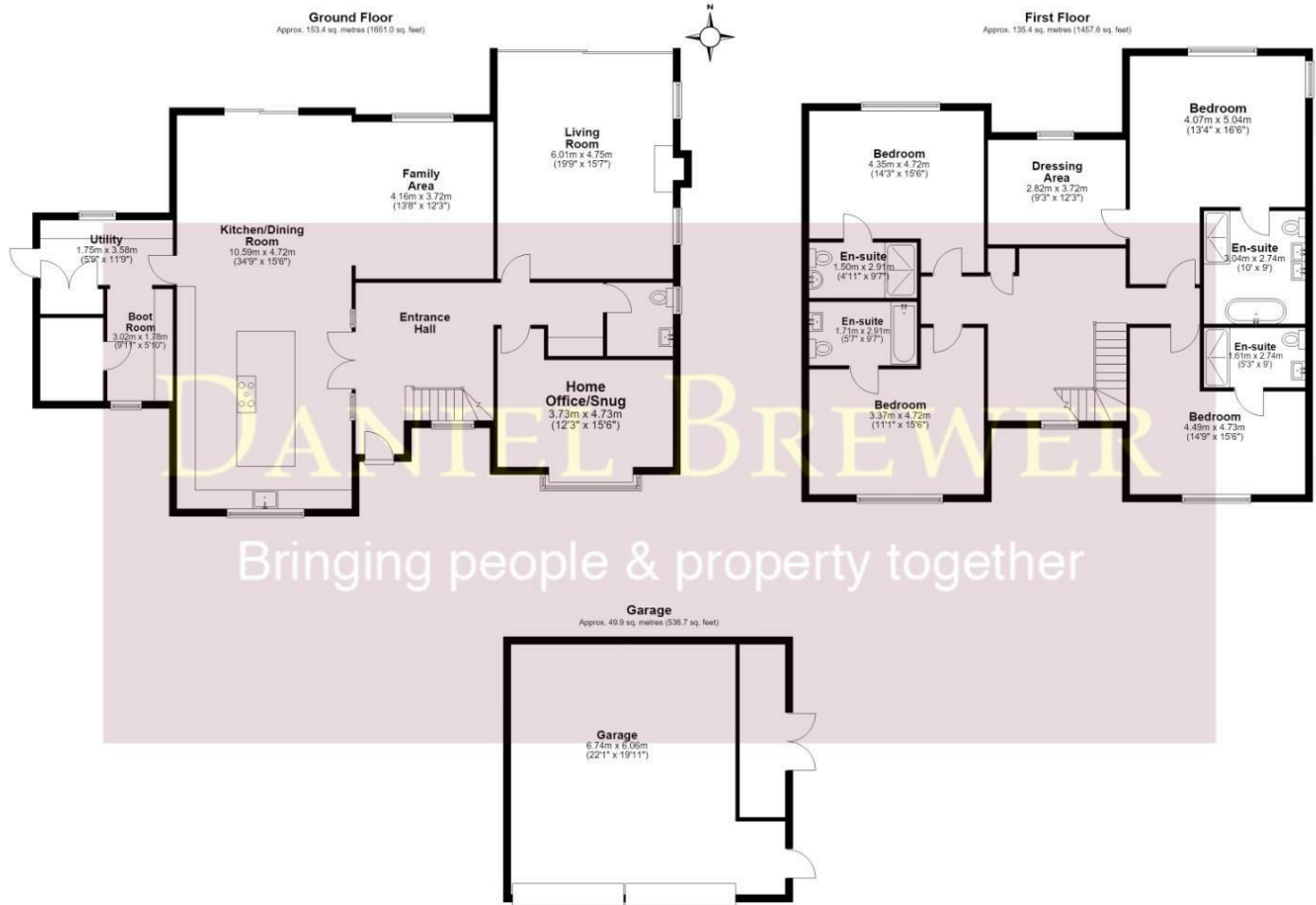




Bringing people & property together

Total area: approx. 338.7 sq. metres (3645.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wall/robin/cupboard/appliance. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. (Plan produced using PlanIt)

Daniel Brewer

51 High Street
Great Dunmow
Essex, CM6 1AE

Telephone • 01371 856585
Website • www.danielbrewer.co.uk
E-mail • info@danielbrewer.co.uk

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.



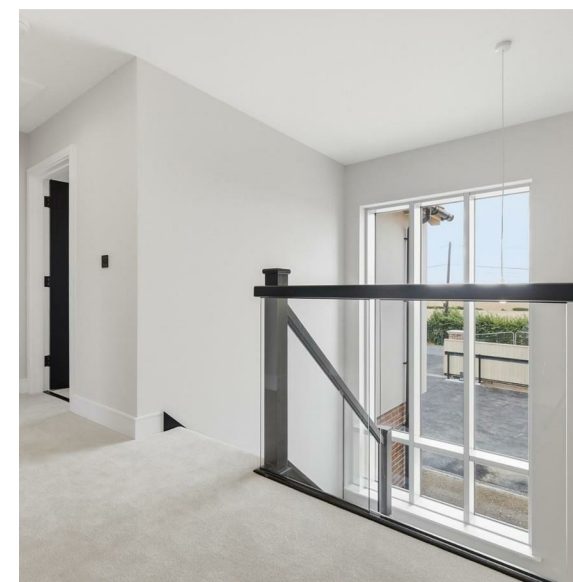
MILL END GREEN, GREAT EASTON, ESSEX, CM6 2DN

£1,695,000



**MILL END GREEN
GREAT EASTON
ESSEX
CM6 2DN**

Set within approximately a quarter of an acre in the quiet hamlet of "Mill End Green" is this impressive four bedroom detached new build country home which has been finished to a high specification throughout. The expansive accommodation measures approximately 3,100 Square Feet of accommodation with a modern living layout and an abundance natural light. The ground floor accommodation comprises:- full height entrance hall, open plan kitchen/dining/family room, living room, study/office, utility room, boot room and cloakroom. On the first floor are four double bedrooms with en-suite facilities to all four bedrooms and a dressing room to the principal bedroom and a galleried landing. Externally the property benefits from a double garage with garden store, a sweeping driveway with electric gates and landscaped gardens.





Double Garage With Garden Store

To the front of the property is a double garage with garden store. The double garage boasts power, lighting, EV charging point, pitched roof for storage, two electric up & over doors, pedestrian door to side aspect and measures 6.6m x 5.9m (21'7" x 19'4"). The garden store benefits from double doors.

Sweeping Driveway With Electric Gates

To the front of the property is a sweeping driveway providing parking for several vehicles accessed via a sliding electric gate. The remainder of the frontage will be enclosed by newly planted hedging.

Agents Notes

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

- Four Double Bedroom Detached New Build Country Home
- Approximately A Quarter Of An Acre Plot
- Double Garage With Garden Store
- Approximately 3,645 Square Feet Of Accommodation (Including garage)
- High Specification Finish
- Four En-Suites & Dressing Room To Principal Bedroom
- Sweeping Driveway With Electric Gates
- Countryside Views
- Modern Living Layout With An Abundance Of Natural Light
- Energy Efficient Home With Solar Panels

Accommodation With Measurements

- Entrance Hall
- Cloakroom
- Home Office/Snug :- 15'6" x 12'3" (4.73m x 3.73m)
- Living Room :- 19'9" x 15'7" (6.01m x 4.75m)
- Kitchen/Dining Area:- 34'9" x 15'6" (10.59m x 4.72m)
- Family Room:- 13'8" x 12'3" (4.16m x 3.72m)
- Utility Room:- 11'9" x 5'9" (3.58m x 1.75m)
- Boot Room:- 9'11" x 5'10" (3.02m x 1.78m)
- Galleried Landing
- Principal Bedroom:- 16'6" x 13'4" (5.04m x 4.07m)
- Dressing Room:- 12'3" x 9'3" (3.72m x 2.82m)
- En-Suite:- 10' x 9' (3.04m x 2.74m)
- Bedroom Two:- 15'6" x 14'3" (4.72m x 4.35m)
- En-Suite Two:- 9'7" x 4'11" (2.91m x 1.50m)
- Bedroom Three:- 15'6" x 11'1" (4.72m x 3.37m)
- En-Suite Three:- 9'7" x 5'7" (2.91m x 1.71m)
- Bedroom Four:- 15'6" x 14'9" (4.73m x 4.49m)
- En-Suite Four:- 9' x 5'3" (2.74m x 1.61m)





Specifications

Block Construction With Brick, Render & Accoya Cladding External Finish
 Aluminium Double Glazed Windows & Doors
 Solar Panels
 Air Source Heat Pump Heating System
 Underfloor Heating Throughout
 Cat 6 Ethernet Cabling
 LED Lighting
 Fireplace With Inset Wood Burning Stove
 Excelsior Fitted Kitchen, Utility & Boot 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 Build Zone Warranty
 MVHR Installed Throughout (Mechanical Venting & Heat Recovery System)

Gardens

The gardens wraparound the property and will be mainly lawn. To the rear of the property is a generous Porcelain patio area leading to formal lawns with Beech hedging. An additional patio area is located to the side of the property and a paved pathway wrapping around the property leading to the garage & garden store. The garden further benefits from external power points, water taps & lighting.

