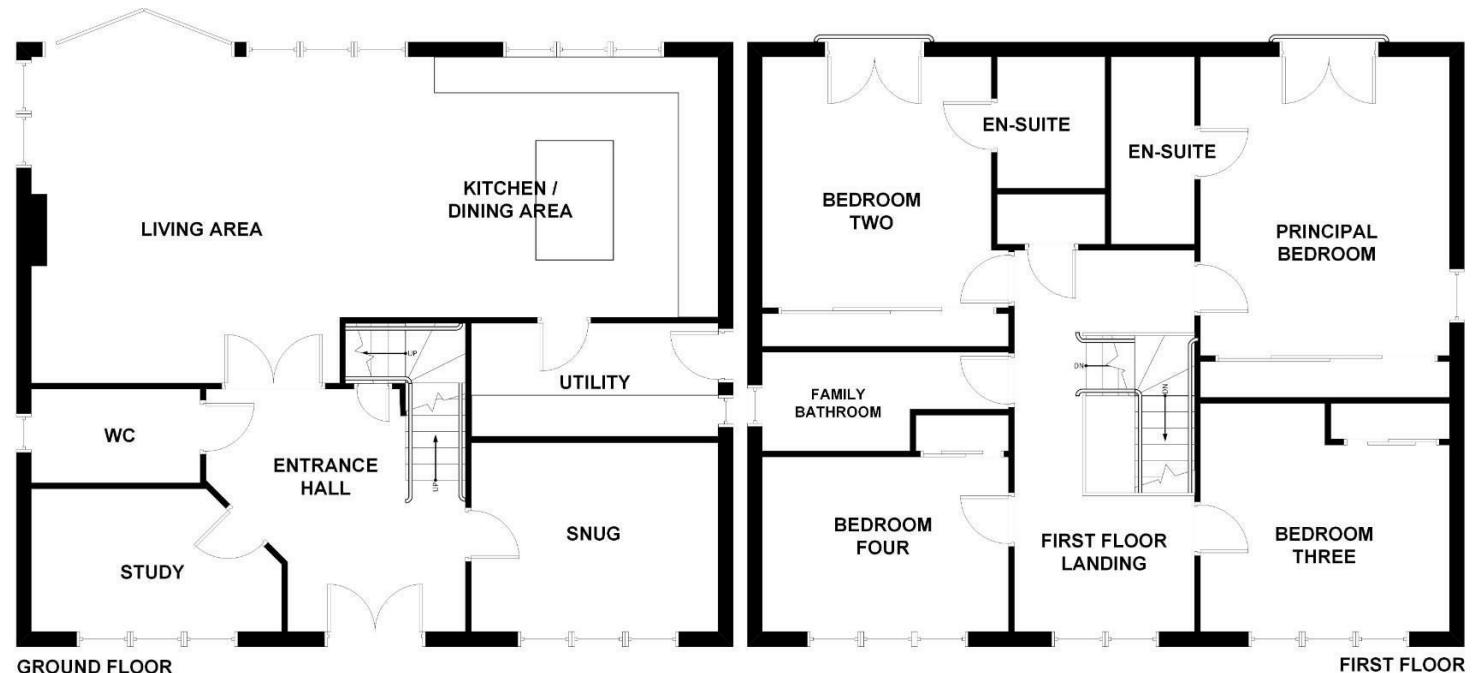


DANIEL BREWER

51 High Street
Great Dunmow
Essex, CM6 1AE

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



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 (but not limited to): rooms, objects, walls and stairs are approximate measurements and are not to be used for any engineering, surveying, structural, or planning purposes.

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.

Part 1 of 2

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SPARLINGS FARM, CHELMSFORD ROAD, BARNSTON,
£1,100,000



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SPARLINGS FARM CHELMSFORD ROAD, BARNSTON DUNMOW

We are pleased to bring to the market this newly constructed, enchanting four double bedroom detached family home. Offering 2,800 square feet of contemporary accommodation, situated on a development of just nine detached houses and located within easy reach of Great Dunmow and the A120. The ground floor accommodation comprises: entrance hall, study, snug, open-plan kitchen/dining/living area, cloakroom & utility room. On the first floor are four double bedrooms with en-suite facilities to the principal and bedroom two, and a family bathroom. Externally the property boasts rear garden with established trees, a double garage and driveway parking for multiple vehicles.





Bedroom Four

13'5" x 9'2" (4.1m x 2.8m)

Double glazed UPVC window to front aspect, access to in-built wardrobes, wall mounted radiator, carpeted flooring, inset spotlights, various power points, TV point.

Parking & Garage

Double garage and stone shingle driveway parking for multiple vehicles.

Gardens

To the front of the property is a neatly maintained lawn with flagstone pathways leading to the front door, rear garden, and driveway. The rear garden is generously sized and mainly laid to lawn, featuring an oak tree and a flagstone patio ideal for entertaining. The space is enclosed by a combination of hedge line and timber panel fencing, offering both privacy and charm. The rear of Walnut House enjoys spectacular, uninterrupted views across the rolling Essex countryside.

- Ready For Occupation
- Approximately 2800 Square Feet Of Accommodation
- Open Plan Living/Kitchen/Dining Area
- Snug & Study
- Four Double Bedrooms
- En-Suite Facilities To Principal & Bedroom Two
- 10 Year ABC+ Warranty
- Solar & Air Source Heat Pump
- Enchanting Gated Development of Just Nine Detached Homes
- Double Garage With Driveway Parking

Sparlings Farm Introduction

Accessed via a 100m private drive, the gated entrance, incorporating the latest technology, opens into Sparlings Farm comprising four and a half acres of thoughtfully laid out land with just 9 individually designed homes. As you approach Walnut House, you'll be impressed by the centrally positioned mature Cedar tree that dominates the large manicured lawn overlooked by just Walnut house and two others in the most private of settings.

A magical location and bespoke community that you'll never want to leave.

Entrance Hall

14'1" x 13'9" (4.3m x 4.2m)

Entrance via UPVC front door, frosted double glazed UPVC window to front aspect, stairs to first floor landing, under stairs storage housing underfloor heating manifold, underfloor heating, oak engineered flooring, inset spotlights, various power points.

Study

13'5" x 7'6" (4.1m x 2.3m)

Double glazed UPVC windows to front aspect, underfloor heating, engineered oak flooring, inset spotlights, various power points.

Cloakroom

Frosted double glazed UPVC window to side aspect, low level

WC, floating vanity wash hand basin with low level storage and mixer tap, partially tiled walls, underfloor heating, engineered oak flooring, inset spotlights, extractor fan.

Kitchen/Dining Area

20'8" x 14'1" (6.3m x 4.3m)

Double glazed UPVC window to rear aspect, various base and eye level units with granite worksurfaces over, feature lighting, one and a half unit stainless steel sink with mixer tap, integrated Hotpoint dishwasher, DeLonghi double low level oven and five ring induction hob with extractor fan overhead, island unit with breakfast bar seating for four people, underfloor heating, engineered oak flooring, inset spotlights, ceiling mounted light fixtures, various power points.

Living Area

37'4" x 17'8" (11.4m x 5.4m)

Double glazed UPVC windows to side aspect, double glazed UPVC windows to rear aspect, double glazed UPVC bi-folding doors to rear aspect, brick built fire place with timber lintel, underfloor heating, engineered oak flooring, inset spotlights, ceiling mounted light fixtures, various power points.

Utility Room

13'5" x 7'6" (4.1m x 2.3m)

Fully glazed UPVC door to side aspect, Double glazed UPVC window to side aspect, base level units with granite worksurfaces over, oversized stainless steel sink with mixer tap, space for separate washing machine and tumble drier, air source





heat pump, underfloor heating, engineered oak flooring, inset spotlights, extractor fan.

Snug

13'5" x 10'10" (4.09m x 3.30m)

Double glazed UPVC windows to front aspect, underfloor heating, carpeted flooring, inset spotlights, various power points.

First Floor landing

20'8" x 9'6" (6.3m x 2.9m)

Panoramic UPVC windows to the front aspect, carpeted stairway featuring timber bannister with glass balustrade, access to storage cupboard, wall mounted radiator, carpeted flooring, ceiling mounted light fixtures, various power points.

Principal Bedroom

18'4" x 13'5" (5.6m x 4.1m)

Double glazed UPVC French doors with juliet balcony to rear aspect, double glazed UPVC window to side aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, inset spotlights, various power points.

En-Suite

Double glazed UPVC Velux window to rear aspect, three-piece suite, low level WC, floating vanity wash hand basin with low level storage and mixer tap, walk-in shower with rainfall head, handheld attachment, and glass screen, wall mounted heated towel rail, laminate flooring, partially ceramic tiled walls, inset spotlights, shaver port, extractor fan.

Bedroom Two

15'5" x 12'9" (4.7m x 3.9m)

Double glazed UPVC French doors with Juliet balcony to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, inset spotlights, various power points.

En-Suite

Double glazed UPVC Velux window to rear aspect, three-piece suite, low level WC, floating vanity wash hand basin with low level storage and mixer tap, corner tile enclosed shower with rainfall head and glass door, wall mounted heated towel rail, laminate flooring, ceramic tile walls, inset spotlights, shaver port, extractor fan.

Family Bathroom

Double glazed UPVC frosted window to side aspect, three-piece suite, low level WC, floating vanity wash hand basin with low level storage and mixer tap, UPVC panel enclosed bath with mixer tap, rainfall head, hand held attachment, and glass screen, inset storage, wall mounted heated towel rail, partially ceramic tiled walls, wood laminate flooring, inset spotlights, extractor fan.

Bedroom Three

13'5" x 12'1" (4.1m x 3.7m)

Double glazed UPVC window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, inset spotlights, various power points, TV point.

