

# DANIEL BREWER

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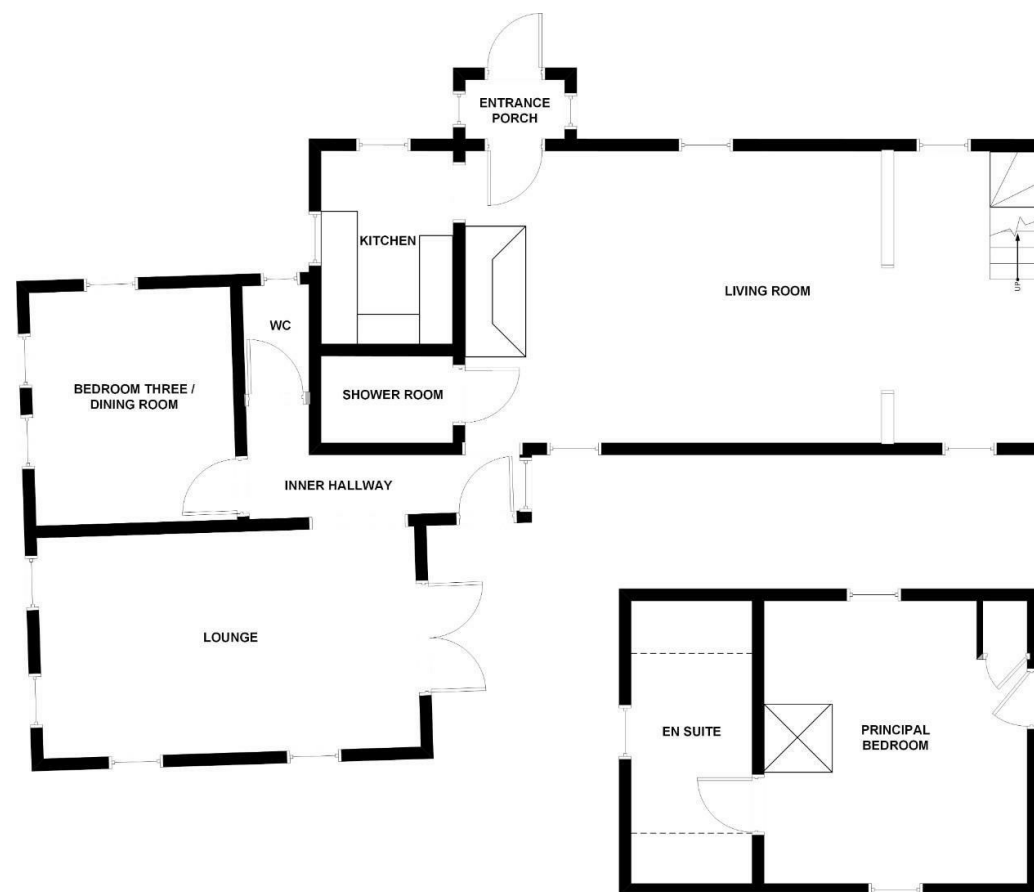
**LILLEY GREEN, HIGH RODING, DUNMOW**

**£850,000**



## LILLEY GREEN HIGH RODING DUNMOW

Daniel Brewer are excited to present this beautifully refurbished character thatched cottage boasting exquisite picturesque views over open farmland in High Roding. The property offers well proportioned accommodation over two floors, positioned within a wraparound plot of a third of an acre. The accommodation on the ground floor comprises: Entrance Porch, Kitchen, Living Room, Cloakroom, Bedroom Three / Dining Room, Lounge, and a Shower Room. On the First Floor are two double bedrooms and a well presented en-suite. Externally, the property offers over three quarters of an acre of paddocks, detached garage with three stables, and parking for multiple vehicles.



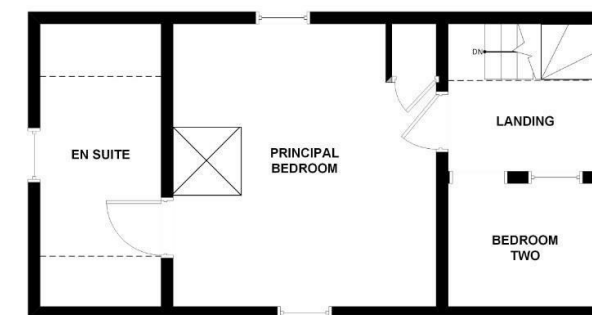
Total Approx.  
Floor Area:  
1537 Sq. Ft.

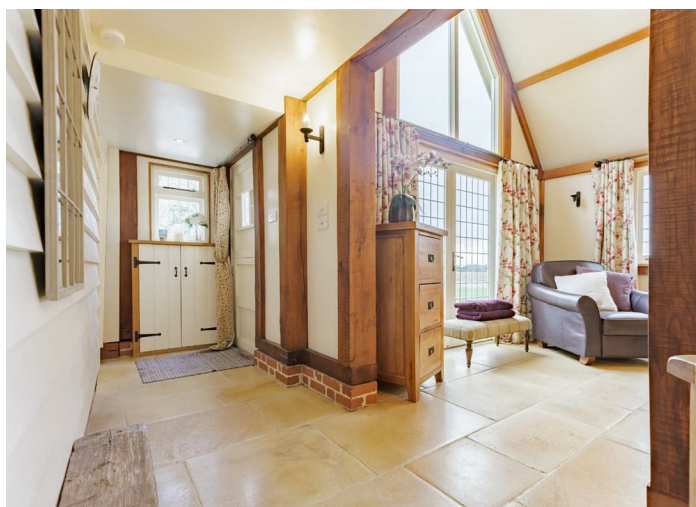


**DANIEL BREWER**  
Bringing People and Property Together

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.





### Entrance Porch

Entrance via timber stable door, single glazed windows to side aspects, exposed timbers, brick flooring, ceiling mounted light fixture. Original timber door to:

### Kitchen

10'5" x 7'2" (3.2m x 2.2m)  
Single glazed windows to front and side aspects, various base and eye level units with granite effect work surfaces over, single unit stainless steel sink with mixer tap and drainer unit, space for dishwasher, freestanding electric cooker with four ring hob, space for washing machine, space for tumble dryer, space for free-standing fridge/freezer; vinyl flooring, exposed timbers, wall mounted radiator, splash back tiling, ceiling mounted light fixture, various power points.

### Living Room

22'7" x 15'5" (6.9m x 4.7m)  
Single / double glazed windows to front, side, and rear aspects, brick flooring, stairs to first floor landing, brick-built inglenook fireplace with Rayburn oil fired cooker boasting two hotplates and dual ovens, wall mounted radiator, access to under-stairs storage, exposed timbers, wall mounted light fixtures, various power points.

### Cloakroom

Double glazed window to front aspect, wall mounted wash hand basin with mixer tap and splash back tiling, low level WC, flagstone tile flooring, underfloor heating, exposed timbers, inset spotlight.

### Inner Hallway

14'9" x 5'10" (4.5m x 1.8m)  
Timber stable door to rear aspect, double glazed window to side aspect, flagstone tile flooring, exposed timbers, underfloor heating, access to underfloor heating manifold, wall mounted light fixture, various power points.

### Lounge

20'4" x 11'9" (6.2m x 3.6m)  
Double glazed French doors to patio, double glazed windows to rear aspect, flagstone tile flooring, brick built fireplace with Aga wood burning stove and timber lintel, vaulted ceilings, exposed timbers, underfloor heating, wall mounted light fixtures, various power points, TV point.

### Garage, Stables, & Parking

To the side aspect, a detached stable / garage block is present boasting three full sized stables, and a tandem garage; with internal and external power and lighting. This building further benefits from planning permission (Planning Ref: TBD) for a single bedroom self contained annex. The property provisions parking for multiple vehicles throughout areas of the plot.

### Additional Information

The property benefits from: an oil fired central heating system provisioned by a Rayburn Oil Fired Cooker with underfloor heating, septic tank drainage, and a Grade II listing. Additional adjacent land, rented currently by the vendors, may be available to rent by separate negotiation. Planning permission granted for an annexe to replace the existing stables in the garden and for a substantial stable block in the paddock. UTT/16/3161/HHF UTT/16/3278/FUL

- **Detached Thatched Cottage**
- **Three Double Bedrooms**
- **Grade II Listed**
- **Wraparound Gardens**
- **Over 0.75 Acres of Paddocks**
- **Detached Garage / Three Stables**
- **Three Reception Rooms**
- **Planning Permission Granted**  
UTT/16/3161/HHF, UTT/16/3278/FUL
- **Refurbished and Finished to High Standard**
- **Overlooking Unique Farmland Vistas**





### Shower Room

Three-piece suite comprising: low level WC, vanity wash hand basin with mixer tap and splash back tiling, walk-in electric shower with glass screen; exposed timbers, access to storage cupboard, partly tiled walls, exposed timbers, flagstone tile flooring, extractor fan.

### Bedroom Three / Dining Room

14'1" x 10'9" (4.3m x 3.3m)  
Double glazed windows to front and side aspects, flagstone tile flooring, underfloor heating, exposed timbers, wall mounted light fixtures, various power points.

### First Floor Landing

Access via carpeted stairs with timber banister, double glazed window to front aspect, exposed

timbers, carpeted flooring, ceiling mounted light fixture.

### Principal Bedroom

16'0" x 13'9" (4.9m x 4.2m)  
Double glazed windows to front and rear aspects, carpeted flooring, wall mounted radiator, exposed timbers, access to eves storage, exposed chimney brickwork, ceiling mounted light fixture, various power points.  
Door to:

### En-suite

Single glazed window to side aspect, four-piece suite comprising: low level WC, wood panel enclosed bath with mixer tap, tile enclosed electric shower with glass door, wall mounted vanity unit with mixer tap and splash back tiling; tiled flooring, exposed timbers, various fitted storage cupboards, wall mounted radiator, access to loft, inset spotlights.

### Bedroom Two

8'6" x 8'2" (2.6m x 2.5m)  
Internal single glazed window, secondary glazed window to side aspect, carpeted flooring, wall mounted radiator, exposed timbers, ceiling mounted light fixture, various power points.

### Wraparound Gardens & Paddock

The property benefits from approximately a third of an acre of wraparound gardens laid to lawn with an entertaining patio / outdoor dining area with feature lighting, overlooking open farmland. A fully fenced three quarter of an acre plot of paddocks is present adjacent to the property, and is accessed via five bar gate.

