



Manor Road, Little Easton, CM6 2JR

**CHEFFINS**

## Manor Road

Little Easton,  
CM6 2JR

- Charming Grade II Listed cottage
- Numerous character features
- Beautifully presented accommodation of approx. 1,430 sqft
- Attractive garden with timber studio
- Idyllic courtyard setting

This charming Grade II listed cottage combines timeless period character with a tranquil, picturesque setting. Lovingly cared for over many years, it offers delightful period details and an attractive mature garden.

4 1 3

**Guide Price £535,000**





## LOCATION

Nestled in the rolling Essex countryside near the charming market town of Great Dunmow—located just two miles away for easy daily amenities, with Bishop's Stortford 11 miles distant—Little Easton offers a serene rural setting defined by scenic fishing lakes and extensive walking trails. The area is anchored by Easton Park, a historic 700-year-old landscape once surrounding Easton Lodge, whose footpaths connect to heritage sites like the Church of St. Mary the Virgin. Despite its peaceful charm, the location is exceptionally connected for travel and commuting: Elsenham Station provides rail links to London Liverpool Street or Cambridge, the A120 and M11 offer quick road access, and Stansted Airport is just a 15-to-20-minute drive away.

## GROUND FLOOR

### ENTRANCE HALL

Solid oak entrance door with porch over, staircase rising to the first floor, terracotta tiled flooring and exposed timbers.

### RECEPTION ROOM

Forming part of the original cottage, boasting a number of exposed timbers. Windows to two aspects and an open fireplace with a raised hearth. Timber door to:

### SNUG

Bay window to the front aspect, oak flooring and exposed timbers. Doorway to:

### DINING ROOM

A cosy and atmospheric room part-wood panelled walls and windows to two aspects enjoying views over the garden. Natural stone tiled flooring which extends through to:

### KITCHEN

Fitted with a range of base and eye level units with worktop space over, ceramic sink unit, space for range style cooker, dishwasher and fridge freezer. Window to the front aspect.

### UTILITY ROOM

Space and plumbing for washing machine with worktop above and eye level cupboards. Glazed door opening to the terrace and garden beyond. Further door to:

### CLOAKROOM

Comprising WC and wash basin, obscure glazed window, part-wood panelled walls and terracotta tiled flooring.

## FIRST FLOOR

### LANDING

Window to the front aspect, airing cupboard with shelving and timber doors to adjoining rooms.

### BEDROOM 1

Window to the side aspect with partial views over the garden, impressive exposed timbers and brickwork and deep built-in wardrobe/storage cupboard.

### BATHROOM

Comprising panelled bath with independent shower over, vanity wash basin, low level WC, obscure glazed window and exposed timbers.

### BEDROOM 4

A through-connecting room, currently

used as a bedroom, but could be utilised as a study area. Original fireplace with exposed brickwork and window with views over the driveway.

### INNER HALLWAY

Timber doors to adjoining bedrooms.

### BEDROOM 2

Window to the front aspect and eaves storage cupboards.

### BEDROOM 3

A dual aspect room with windows to the side and rear enjoying viewings over the garden.

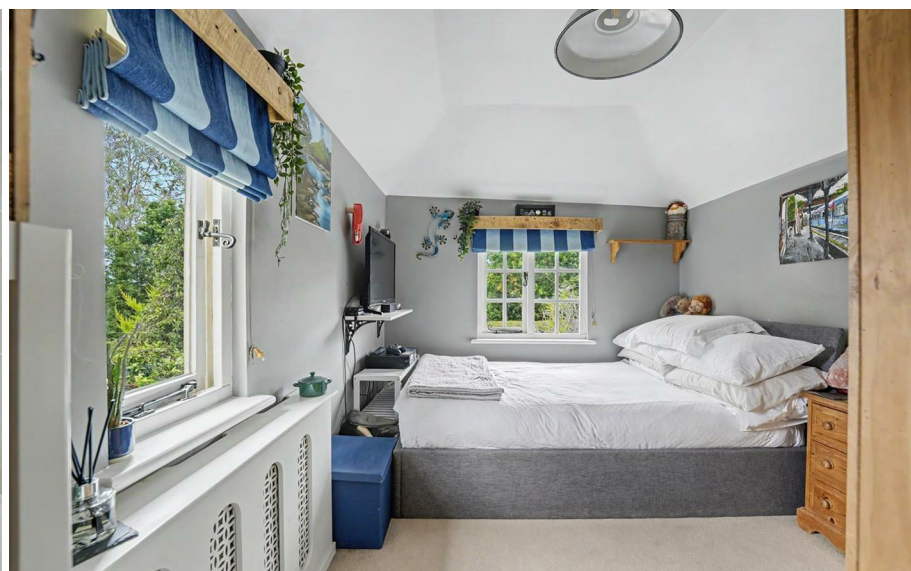
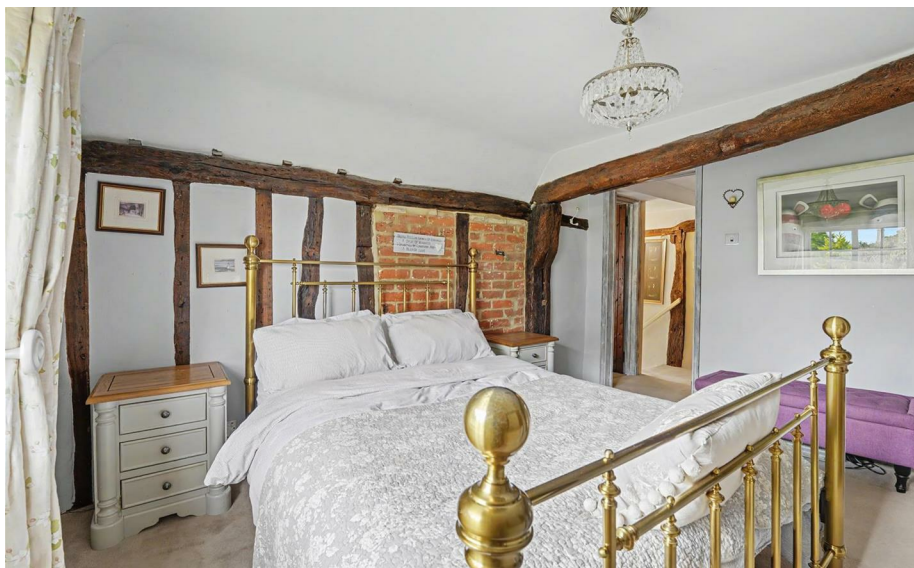
## OUTSIDE

The property is approached via an attractive, gravelled, shared courtyard with parking in front of the cottage and a garage. Adjoining the house is a paved terrace with pergola and mature vine providing a wonderful outdoor entertaining space. Beyond is a lawned garden with further terrace, mature trees, hedging, summerhouse and an attractive garden studio providing an opportunity for a home office.

## VIEWINGS

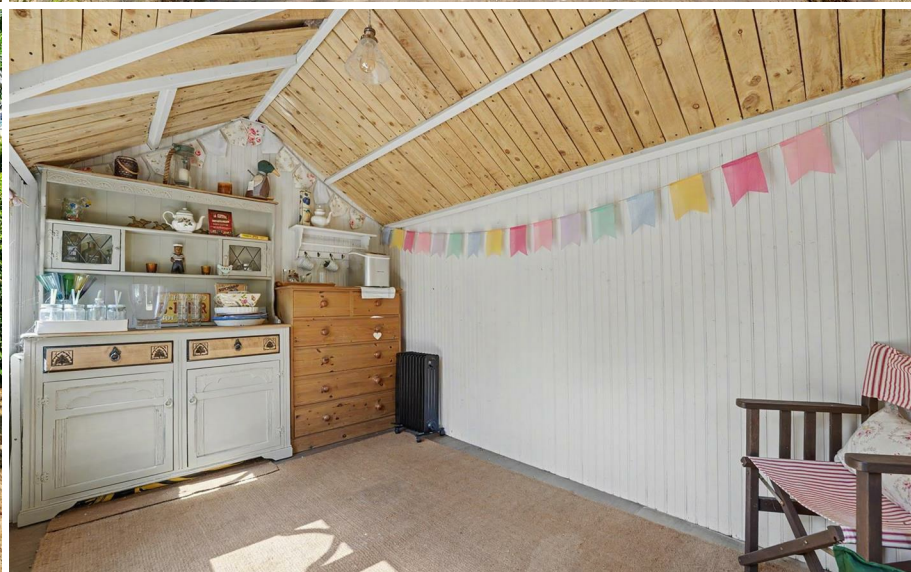
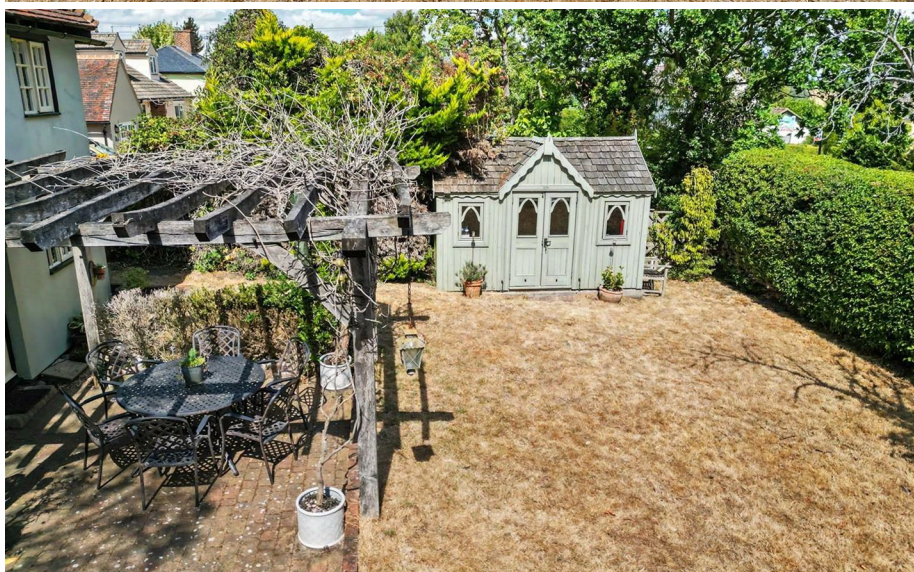
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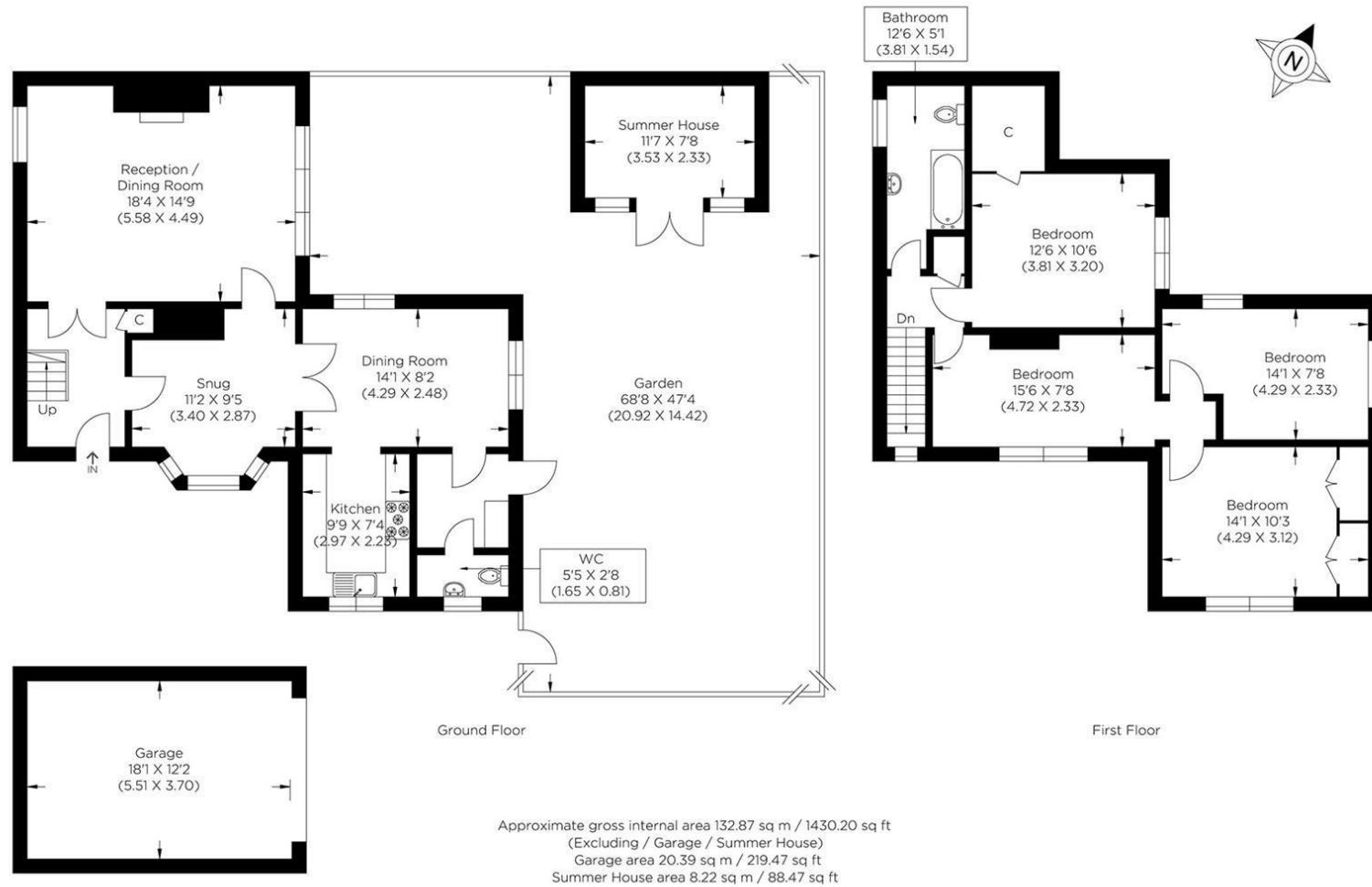






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Tenure - Freehold  
Council Tax Band - E  
Local Authority - Uttlesford





For more information on this property please refer to the [Material Information Brochure on our website](#).

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

