



PESTELL & Co

ESTABLISHED 1991



THE STREET, LITTLE DUNMOW

GUIDE PRICE: £995,000

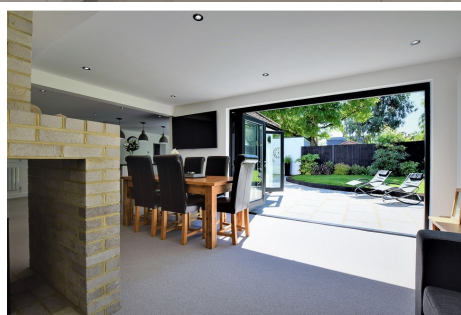
FANTASTIC 5 BEDROOM COUNTRY HOUSE | GRADE II LISTED | PERIOD FEATURES, EXPOSED TIMBERS & BRICKWORK | MAGNIFICENT KITCHEN DINER FAMILY ROOM | EXCELLENT ENTERTAINING SPACES 4 RECEPTION ROOMS | MASTER BEDROOM SUITE WITH DRESSING AREA & EN-SUITE | BEAUTIFUL LANDSCAPED WEST FACING GARDEN & ENTERTAINING PATIO | DOUBLE GARAGE | AMPLE OFF STREET PARKING

WWW.PESTELL.CO.UK

01371 879100

THE PROPERTY

A fantastic Grade II listed country home located in the popular village of Little Dunmow. The property has been sympathetically renovated throughout yet retaining a wealth of features including, Inglenook fireplace, an array of exposed timbers and beautiful brick work. This unique home enjoys spacious accommodation with an impressive kitchen diner and family room, whilst boasting a further 4 reception rooms. Upstairs are 5 bedrooms including a large master bedroom with dressing room and en-suite. Outside benefits from a large west facing landscaped rear garden, entertaining patio area and a double garage with ample parking, a truly beautiful family home.



Entrance Hall
Sitting Room: 16'4" x 11'9"
Snug: 19'9" x 11'0"
Playroom: 15'6" x 10'2"
Kitchen Diner Family Room: 29'9" x 29'2"
Study
Utility | W.C.





Secondary Landing
Master Bedroom Suite: 18'0" max x 16'0" max
Bedroom 5: 9'9" x 9'8"
Main First Floor Landing
Bedroom 4: 11'3" x 10'2"
Family Bathroom
Bedroom 3: 14' x 10'0"
Bedroom 2: 11'6" x 11'2"
Shower Room:



With solid Oak door opening into:

Entrance Hall: With ceiling lighting, leaded windows on two aspects, wall mounted fuse board, ceiling lighting, wood effect Amtico flooring with doorway through to:

Sitting Room: 16'4" x 11'9": With large Inglenook fireplace with oak bressumer over, multi fuel clear view 12 kilo watt wood burner, leaded windows and shutters to front and rear, fitted carpet, wall mounted radiator, power points, inset ceiling down lighting, access to stairs rising to first floor landing and open timbers through to:

Snug: 19'9" x 11': With feature TV, fireplace, inset ceiling down lighters, leaded windows and shutters to front and rear, wall mounted radiators, fitted carpet, TV, telephone and power points.

Playroom: 15'6" x 10'2": With leaded windows and shutters on two aspects, wall mounted radiator, inset down lighting, exposed beams, brick chimney and oak bressumer, power points, fitted carpet, door way through to:

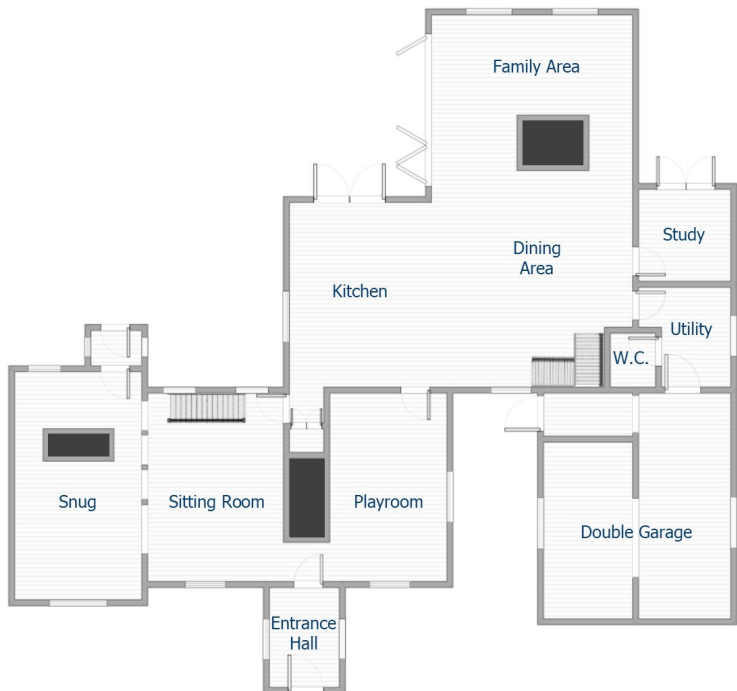
Kitchen Diner Family Room in total: 29'9" x 29'2" max: With beautiful kitchen comprising an array of low level cupboards and drawers with beautiful solid granite work surfaces with under sunk composite double sink unit with integrated work surface drainer, contemporary mixer tap over, integrated multi zone Smeg induction hob, integrated work surface Smeg extractor fan that retracts into the work surface, all integrated Smeg appliances, coffee machine, combination microwave, two single ovens, integrated dishwasher, recess and power for American Style Smeg fridge freezer, underfloor heating on the tiled section of the kitchen, large larder cupboard, inset ceiling down lighting, feature pendant lighting and French doors and windows overlooking rear garden and patio.

Family Room: The remainder of the room has a feature double sided multi fuel FB2 wood burner with brick surround and chimney, ceiling down lighters, fitted carpet, contemporary wall mounted radiators, bi-folding doors to rear patio, TV, telephone and power points, under stairs storage cupboard, stairs rising to secondary landing and further doors to:

Study: 8'11" x 8': With French doors to rear, ceiling lighting, wall mounted radiator, TV, telephone and power points, fitted carpet.

Utility Room: Comprising of work station, cupboards, solid granite work surface with composite single bowl single drainer sink unit with mixer tap, window to side, recess and plumbing for both washing machine and tumble dryer, tiled flooring, wall mounted radiator, inset ceiling down lighters, door through to:

W.C.: Comprising of a close coupled W.C., vanity mounted wash hand basin with mixer tap over, inset ceiling down lighters, tiled flooring, wall mounted radiator, door through to double garage.



Secondary Landing: With leaded windows and shutters to front, inset ceiling down lighting, smoke alarms, wall mounted radiator, fitted carpets, access to loft with part boarding, loft ladder, lighting and power, further doors to rooms:

Master Bedroom Suite: 18' max x 16' max: With leaded windows and shutters to both front and rear aspects, inset ceiling down lighting, wall mounted radiators, TV, telephone and power points, feature tiled area with free standing bath with integrated tap and shower attachment, opening through to:

Dressing Room: With built-in fitted and lit wardrobes, inset ceiling down lighters, power points, fitted carpet and further archway through to:

En-suite Shower Room: Comprising a walk-in double shower with additional secondary shower attachment and extractor fan and light, vanity wash hand basin with mixer tap, low level W.C. with integrated flush, Velux windows to two aspects, contemporary wall mounted radiator, tiled flooring with under floor heating, inset ceiling down lighters.

Bedroom 5: 9'9" x 9'8": With leaded windows and shutters to rear, wall mounted radiators, inset ceiling down lighters, fitted carpet, TV and power points.

Main First Floor Landing: With ceiling lighting, window to rear, exposed timbers and brick work, smoke alarms, wall mounted radiator, power point, airing cupboard with hot water tank, access to loft.

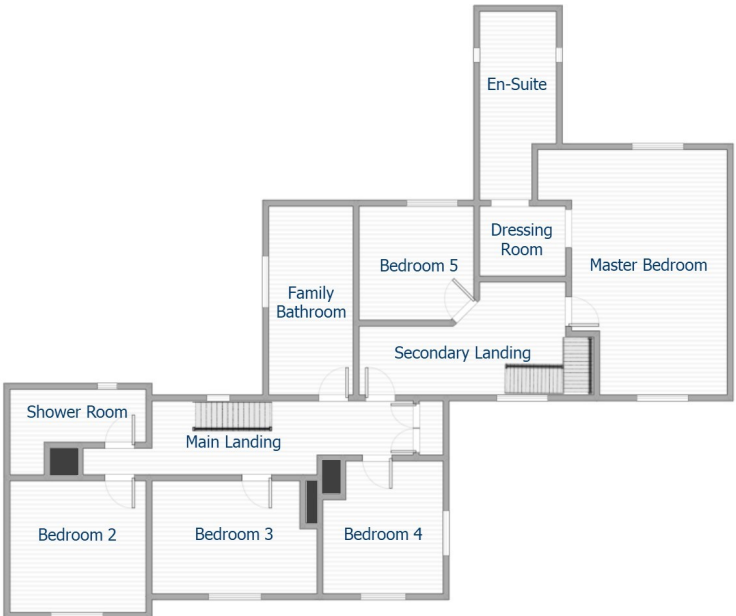
Bedroom 4: 11'3" x 10'2": With leaded windows and shutters to two aspects, exposed timbers, ceiling lighting, wall mounted radiator, fitted carpet, power points and feature ornate fire place.

Family Bathroom: Comprising a four piece suite of free standing bath with contemporary tap and shower attachment over, vanity wash hand basin with mixer tap, close coupled W.C., walk-in double shower, glazed and fully tiled with shower over and further attachment, inset ceiling down lighters, tiled flooring with under floor heating, wall mounted heated towel rail and window overlooking rear patio.

Bedroom 3: 14' x 10': With leaded window and shutter to front, wall mounted radiator, power points, inset ceiling down lighters, fitted carpet, feature exposed chimney breast and timber.

Bedroom 2: 11'6" x 11'2": A lovely vaulted ceiling with inset ceiling down lighters, exposed timbers, leaded window and shutter to front, wall mounted radiator, fitted carpet and power points.

Shower Room: Comprising a walk-in shower with rainfall overhead shower and further shower attachment, full tiled and glazed, contemporary wall mounted towel rail, tiled flooring with underfloor heating, vanity mounted wash hand basin with contemporary mixer tap over, close coupled W.C., pedestal wash hand basin, window to rear, inset ceiling down lighting, extractor fan, exposed brick work.



THE PROPERTY

Front

The front of the property is laid primarily to lawn and large shingle driveway supplying ample parking for three vehicles. Outside dusk and dawn lighting along with outside water and power points to front and rear can also be found.

Rear

A beautifully landscaped garden with emphasis on entertaining, split into two areas of large patio with step up to lawned area all retained by close boarded fencing, with mature shrub and herbaceous flower beds, steps up to timber and tiled roof potting shed, pathway round to secondary patio area and morning terrace, further side access to personnel door and oil tank, west facing therefore enjoying afternoon and evening sunshine.



**WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100**

Energy Performance Certificate

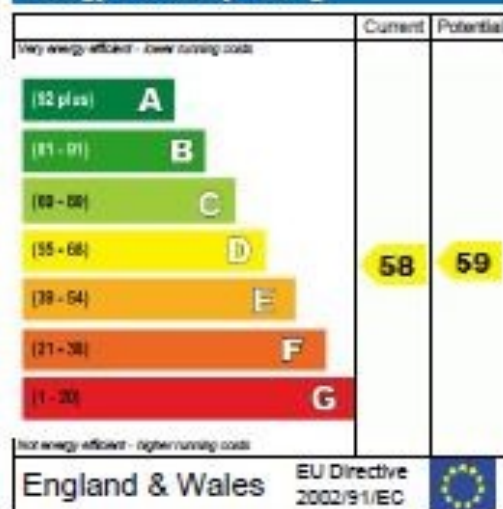


Kingsbarn House
The Street
Little Dunmow
DUNMOW
CM6 3HS

Dwelling type: Detached house
Date of assessment: 05 August 2011
Date of certificate: 05 August 2011
Reference number: 0181-2895-6786-9009-5691
Type of assessment: RdSAP, existing dwelling
Total floor area: 276 m²

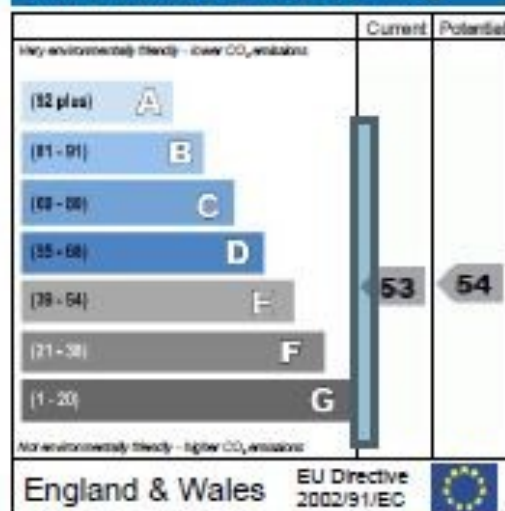
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	198 kWh/m ² per year	195 kWh/m ² per year
Carbon dioxide emissions	11 tonnes per year	11 tonnes per year
Lighting	£136 per year	£90 per year
Heating	£2,028 per year	£2,038 per year
Hot water	£189 per year	£189 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

THE LOCATION

Kings Barn is located in the village of Little Dunmow and close by its neighboring village of Felsted which has the excellent public schools at Felsted, including Prep-School are only a few minutes drive. The multiple shopping and schooling facilities of Bishops Stortford are approximately 12-15 minutes drive. Mainline railway stations at Stansted, Bishops Stortford and Sawbridgeworth all serving London Liverpool Street. The area enjoys excellent road links with a normally uncongested A120 joining the M11 and M25, along with the A13 straight into Canary Wharf.

GENERAL REMARKS & STIPULATIONS

Folio D2960

FULL ADDRESS

Kings Barn, The Street, Little Dunmow, Essex CM6 3HS

SERVICES

Mains electricity and water, oil fired central heating

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER
01799 510510

COUNCIL TAX BAND

Band G

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS

From our offices head north on High Street/B1008, at the roundabout take the 2nd exit onto Braintree Road, turn left onto Braintree Rd/B1256, continue along then turn right onto Station Road, then right onto The Street and property will be on the right.



OFFICE OPENING TIMES

7 days a week. Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

IMPORTANT NOTICE

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

ESTABLISHING OURSELVES AS A LEADING LOCAL
AGENT FOR 29 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY SOLD?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?