





47 THE MALTINGS

Dunmow, CM6 1BY

£585,000

- Four / Five Bedrooms
- Two / Three Reception Rooms
- Including Huge Living Room
- Overlooking the Recreation Ground
- Garage and Parking
- Well Fitted Kitchen and Separate Utility Room
- Attractive Gardens
- Two Home Offices or Further Bedrooms or Hobby Rooms

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Property Description

THE PROPERTY

An Exceptional Location Combining Town and Country

One of the property's most appealing features is its enviable position adjoining approximately 80 acres of the beautiful Chelmer Valley, with a gate providing direct access to this wonderful open countryside. Offering an ideal setting for dog owners, families, walkers and those who enjoy an outdoor lifestyle, it is difficult to imagine a more convenient position for enjoying the surrounding countryside.

Despite this wonderfully rural setting, the property is ideally situated just 0.3 miles from the High Street, approximately a six-minute walk, with both primary and secondary schools also within easy walking distance. This rare combination of open countryside on the doorstep and the convenience of town amenities close at hand makes the location particularly special.

A Spacious and Well-Appointed Family Home

The property provides generous family accommodation, with particularly well-proportioned rooms throughout. The principal bedroom is especially impressive in size, offering excellent space for a large bed and substantial wardrobe storage.

The house also lends itself particularly well to modern family living, with ample space to accommodate two or even three people working from home, an increasingly important consideration for today's buyers.

The current owners have also undertaken a number of worthwhile improvements, enhancing both the comfort and presentation of the property, including:

* A modern fitted kitchen.

* Refitted bathroom and en-suite facilities.

* A new heating system, including boiler, radiators and replacement pipework.

* Replacement roof to the ground-floor extension.

Freehold
Council Tax - E
All main services connected
EPC - D

THE LOCATION

The property is situated within a short walk to the town centre overlooking the recreation ground.

Great Dunmow is an ancient Flitch town and is particularly a popular location with commuters, situated between Bishop's Stortford, Braintree and Chelmsford.

Road travel to London is well serviced by the M11 (Junction 8) which is easily accessed by the A120 bypass, which also links to London Stansted Airport and the Stansted Express (5 miles) with a rail service to London Liverpool Street in approximately 35 minutes.

There are a number of schools in the area including Felsted Private School (within 4.5 miles), New Hall Independent School (within 13 miles) Bishop's Stortford College (10.6 miles), two outstanding schools in Chelmsford: Chelmsford County High School for Girls and King Edward VI Grammar School (both within around 13 miles) and Chelmsford County High School for Girls (12.7 miles).

Great Dunmow enjoys quality shopping and schooling facilities and is itself a thriving town. Chelmsford city has a wider variety of shops with a pedestrianised centre, together with an area known as Bond Street which includes John Lewis and many other independent and quality branded shops.

Bishop's Stortford – 10 miles (London Liverpool Street from 38 minutes, Cambridge from 30 minutes), Chelmsford – 14.7 miles, Stansted Airport – 7.7 miles. (Distances and times are approximate).

ENTRANCE HALL

CLOAKROOM

UTILITY ROOM

8' 2" x 8' 0" (2.50m x 2.45m)








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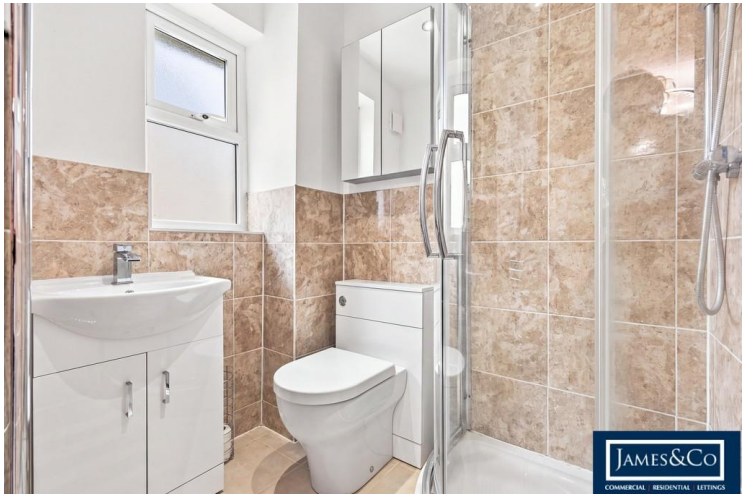
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KITCHEN
11' 3" x 9' 10" (3.45m x 3.00m)

LIVING ROOM / DINING ROOM
24' 7" x 15' 1" (7.50m x 4.62m)

BEDROOM 4 / HOME OFFICE
12' 7" x 10' 4" (3.84m x 3.15m)

STUDY / MUSIC ROOM / HOBBY ROOM
10' 5" x 8' 0" (3.20m x 2.45m)

CONSERVATORY
12' 7" x 7' 8" (3.86m x 2.36m)

FIRST FLOOR

LANDING

BEDROOM 1
13' 10" x 11' 5" (4.24m x 3.50m)

EN SUITE

BEDROOM 2
13' 10" x 8' 6" (4.24m x 2.60m)

BEDROOM 3
12' 0" x 8' 6" (3.68m x 2.60m)

BATHROOM

GARAGE AND DRIVEWAY

GARDENS
Attractive well stocked garden with a mixture of flower and shrub borders and patio areas.



Total area: approx. 148.5 sq. metres (1598.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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The Maltings

COUNCIL TAX BAND

Tax band E

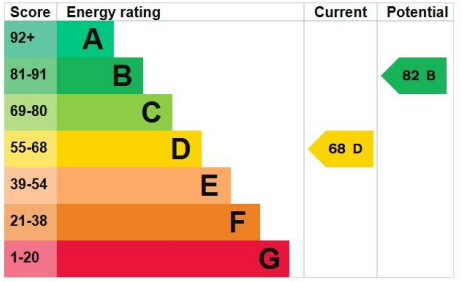
TENURE

Freehold

LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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