



THE GLADE, CLAPTON HALL LANE

Dunmow, CM6 1JF

GUIDE PRICE £600,000 - £650,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Two Unique Barn Style Bungalows
- Private Country Setting
- Situated on the 'Cusp' of Dunmow
- Three Bedrooms with Bathroom and En Suite
- Energy Efficient with Air Source Heat Pump
- Luxury Fitted Kitchen and Separate Utility Room
- Underfloor Heating Throughout
- Two Parking Spaces to Each Plot





Property Description

THE PROPERTY

** Guide Price £600,000 - £650,000 **

Unique barn style properties with 'The Glade' now available to purchase.

Both properties are approached via a private driveway which adds security and prestige to the arrival of these unique detached homes.

Internally the high specification includes an open plan living/dining/kitchen comprising of a fitted kitchen with contemporary shaker style units with quality worktops and upstands. The living area has an open fireplace which could house a wood burner if required. Thermostatically controlled underfloor heating is throughout the home with LVT flooring to the main receptions and kitchen area.

The separate Utility Area has a range of contemporary units with space for a washing machine etc.

The three bedrooms are a good size and the master having an en-suite fitted with contemporary white sanitary ware with comprehensive tiling. The main bathroom is also fitted with white contemporary sanitary ware.

Externally the property will be landscaped to provide contemporary patio areas, close boarded fencing or hedges and block paving for two vehicles.

Each home benefits from an integral cycle store/bin area which can be accessed from the property which could of course suit a variety of uses.

The homes are highly energy efficient with an air source heat

pump and unvented hot water cylinder with thermostatically controlled zoned underfloor heating throughout. Solar panels and battery storage are included, as well as wiring for an electric car charging point.

Private drainage via a Klargest BioFicient treatment plant.

THE LOCATION

This private development consists of only two unique barn style bungalows and is situated along a country lane location on the 'Cusp of Dunmow'.

Great Dunmow is an ancient Flich 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).

GENERAL SPECIFICATION

KITCHEN/DINER/LIVING ROOM

- Contemporary shaker style units with soft close doors
- Quality worktops and matching upstand
- Ceramic undermount sink and taps
- Integrated double-oven
- 800mm induction hob
- Wine cooler
- Integrated 70/30 fridge freezer
- Integrated dishwasher
- LED under-cabinet lighting

- Fireplace surround and hearth with space and wiring for TV above.

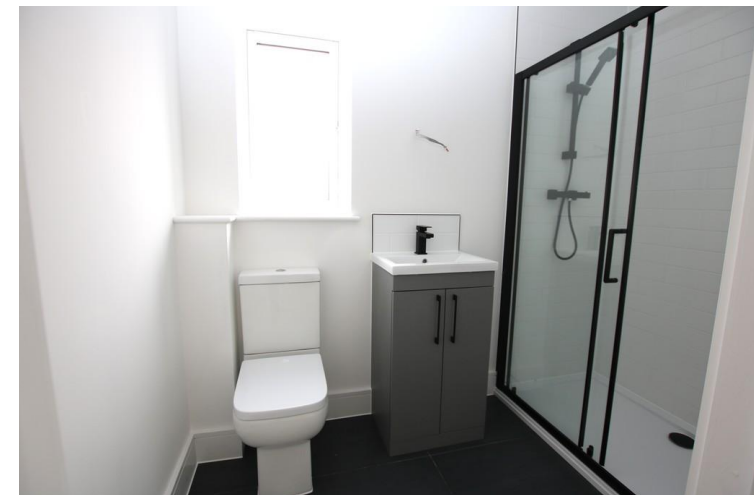
UTILITY ROOMS

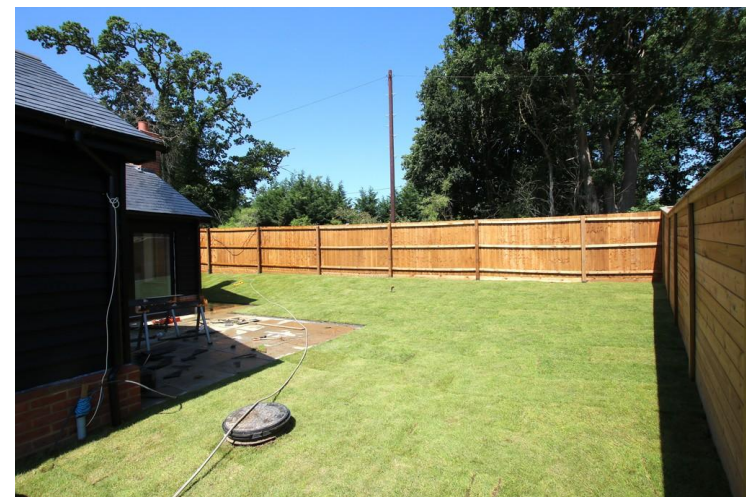
- Contemporary shaker style units
- Quality worktops and matching upstand
- Ceramic undermount sink and taps
- Space for washing machine and tumble dryer

BATHROOMS

- White contemporary sanitaryware
- Vanity unit
- Modern taps and fittings
- Clear glass shower screen with fittings
- Heated towel rail
- Fully tiled floor to bath/shower areas
- Half tiled walls elsewhere

ELECTRICAL FITTINGS







- LED recessed downlighters and pendant fittings
- External power socket
- USB sockets in kitchen and bedrooms
- Electrical shaver point to bathrooms and ensuites
- External lighting to front door and patio areas
- Wiring for an electric car charging point
- Wiring for digital TV to living room, kitchen and bedrooms
- Data points to living room, kitchen and bedrooms

HEATING, SECURITY AND UTILITIES

- Air source heat pump and unvented hot water cylinder
- Thermostat controlled zoned underfloor heating throughout
- Solar panels and battery storage
- Electric heated towel rail to bathroom and en suites
- Mains powered smoke and heat alarms
- Multipoint locking front door
- Fibre BT connection

- Buildzone 10 year structural warranty
- Klargester BioFicient sewage treatment plant

FINISHING TOUCHES

- External water tap
- Double glazed casement windows
- Block paving to parking spaces (Two parking spaces per plot)
- Contemporary grey concrete patio areas
- Timber close boarded fencing or hedge enclosing the plots
- White Dulux painted walls
- White Dulux Satinwood to woodwork
- Oak veneer doors
- LVT flooring to kitchen/dining area and hallway

EXTERNAL

- Red brickwork plinth
- Black painted timber cladding

- Natural slates on roof
- Black down pipes and guttering
- Black fascias and soffits
- Black aluminium windows and front door

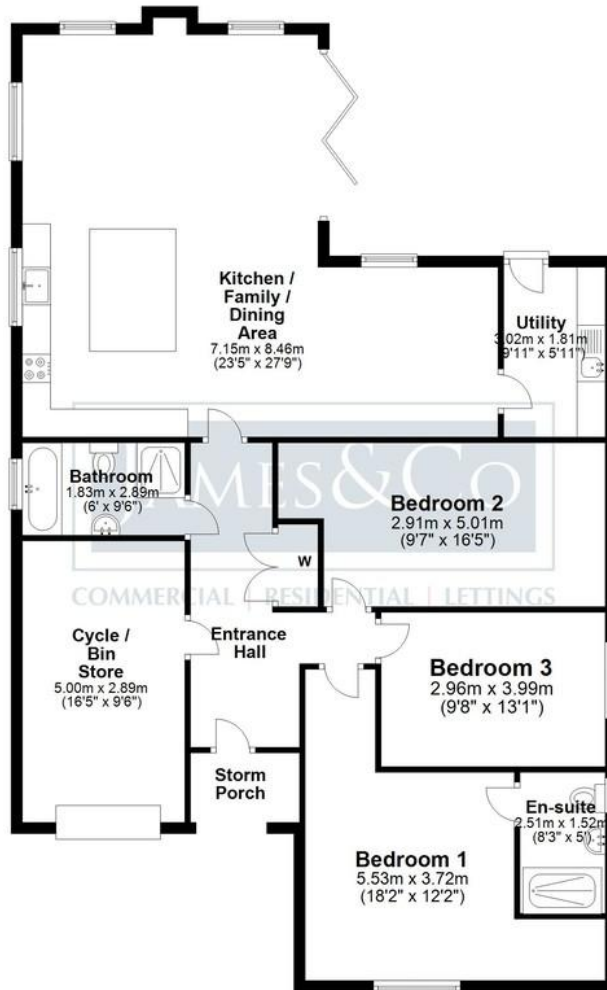
OPTIONAL EXTRAS

- Washing machine and tumble dryer
- Wireless security alarm
- Electric vehicle charger
- Wood burning stove

Please note, the specification listed on this page is correct as intended at the time of going to print. Please speak to the agent at the point of enquiry for an up to date specification list.

Ground Floor

Approx. 139.7 sq. metres (1503.9 sq. feet)



Total area: approx. 139.7 sq. metres (1503.9 sq. feet)

The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact.
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band TBC

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 and 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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