



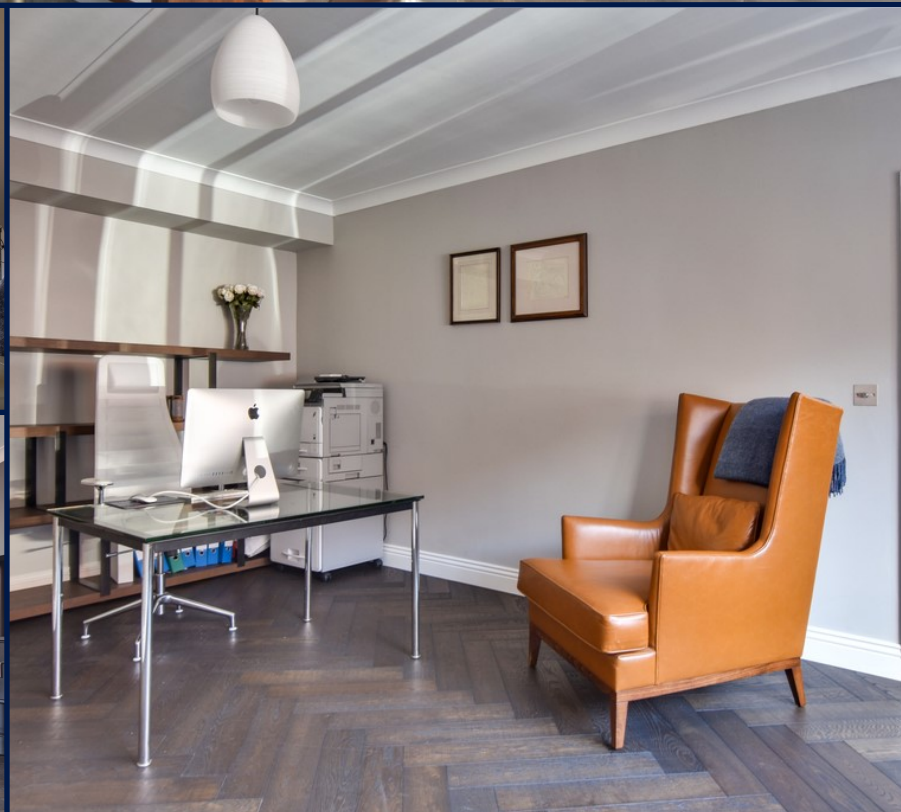
## NEWTON HALL, GREAT DUNMOW

GUIDE PRICE – £1,199,950

- 5 bedroom “extended family” home
- Over 3500 sq ft of combined living accommodation
- Detached self-contained 1 bed Annexe
- Large Kitchen Breakfast room
- Bedroom 1 with Dressing room and En-suite
- Large Living Room with log burner
- Large Family Bathroom
- Home Office
- Double Garage
- Large Landscaped Rear Garden
- Ample Parking



This stunning 5 bedroom family home situated in the grounds of Newton Hall, Great Dunmow boasts over 3500 sq ft of living accommodation with well proportioned rooms including a large living room with log burner, a stunning bespoke kitchen breakfast room with French doors to rear garden, a formal dining room with log burner, a home office, principle bedroom suite with dressing room and en-suite. Externally the property enjoys ample off road parking, a double garage, a detached self-contained one bedroom annexe, a beautiful large landscaped walled courtyard garden opening into rear paddock with woodland views.







With timber panel and obscure glazed front door opening into:

#### **Entrance Hall – 16'0" x 10'8"**

With insert ceiling downlighting, herringbone solid oak flooring, Victorian style wall mounted radiator, power points, window overlooking rear courtyard garden and woodland beyond, stairs rising to first floor landing, smoke alarm and doors to rooms.

#### **Cloakroom**

Comprising a low-level WC with integrated flush, pedestal wash hand basin with integrated mixer tap, Victorian rolled wall mounted radiator, window to front, insert ceiling downlighting, tiled flooring.

#### **Kitchen Breakfast Room – 20'8" x 16'9"**

With an array of eye and base level cupboards and drawers with quartz, timber and stainless steel worksurfaces, 4 ring Siemens induction hob with Gaggenau extractor fan above and stainless steel splashback, built-in double Neff oven, Neff microwave, wine cooler, Siemens fridge, stainless steel Gaggenau 5 ring gas hob with pot drawers beneath, single bowl single drainer sink unit and workstation with additional drainage and contemporary mixer tap over, breakfast bar for 5 people, additional workstation with window to front aspect, further window to front with rolled Victorian wall mounted radiator, array of power points, insert ceiling downlighting, ornate wood effect tiled flooring, window and French doors out to rear garden.

#### **Living Room – 17'10" x 17'8"**

With two windows to side, wall mounted Victorian rolled radiator, log burner with stone hearth and brick, ornate cornice, continuation of solid oak herringbone flooring, TV and power points and double doors leading out to:

#### **Conservatory – 13'0" x 12'0"**

Timber construction with polycarbonate roof, glazed on three aspects, wall mounted radiator, wall mounted lighting and continuation of solid oak herringbone flooring.

#### **Dining Room – 17'5" x 9'10"**

With window to front and side aspects, ceiling lighting, contemporary log burner with glass hearth, wall mounted Victorian rolled radiator, power points, continuation of solid oak herringbone flooring and door to:

#### **Home office – 17'4" x 10'3"**

With window to front, ceiling lighting wall mounted Victorian rolled radiator, power points, solid oak herringbone flooring and door to:

#### **Playroom / Bedroom 4 – 17'4" x 9'7"**

With window to front, ceiling lighting, wall mounted Victorian rolled radiator, solid oak herringbone flooring, TV and power points.

#### **First Floor Landing**

With insert ceiling downlighting, Dorma window to front with eaves storage beneath, wall mounted Victorian rolled radiator, smoke alarm, power points and doors to rooms.

#### **Principle Bedroom Suite**

##### **Dressing Room – 15'5" x 10'8"**

With window to front and Velux to side, built in storage, wall mounted Victorian rolled radiator, power points, fitted carpet, access to loft and door through to:

##### **Master Bedroom – 20'8" max x 17'3" max**

With additional built-in wardrobes, two windows to front, wall mounted Victorian rolled radiators, insert ceiling downlighting, TV and power points, fitted carpet and door through to:

#### **En-suite**

Comprising a three piece C.P. Hart suite of tiled enclosed bath with mixer tap and shower attachment over, vanity mounted porcelain wash hand basin with mixer tap and storage beneath, low level WC with integrated flush, Velux window to side, insert ceiling downlighting, extractor fan, heated towel rail and radiator and tiled flooring.

#### **Bedroom 2 – 12'3" x 15'10" max**

With windows to both front and rear aspects, insert ceiling downlighting, built-in eaves storage, wall mounted Victorian rolled radiators, fitted carpet and power points.

#### **Bedroom 3 – 17'11" x 13'9"**

With Window overlooking rear garden and Velux window to side, built-in wardrobes, wall mounted Victorian rolled radiator, power points and fitted carpet.

#### **Family Bathroom**

Comprising a 4 piece C.P. Hart bathroom suite of tile enclosed bath with wall mounted mixer tap, vanity mounted porcelain wash hand basin with mixer tap, low level WC with integrated flush, fully tiled and glazed shower cubicle with integrated shower, insert ceiling downlighting, chromium heated towel rail, electric shaving point, window overlooking rear courtyard and beyond and tiled flooring.



## Outside

The front of the property enjoys a courtyard style front driveway with off-street parking for numerous vehicles, there is a separate double garage with parking spaces to front.

## Rear Courtyard - 59ft x 38ft

Laid to lawn and patio with feature pond, enclosed by brick walling and mature shrub and herbaceous borders with specialist planting, access to Annexe and opening out to:

## Rear Paddock - 107 ft x 64ft

With outside entertaining area, water point, timber shed and 5 bar gate to side.

## Annexe

With timber and glazed door leading into:

## Open plan living space – 22'6" x 13'6"

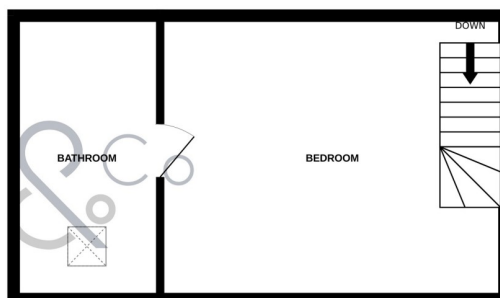
With built in base level cupboards and drawers with complimentary stone effect worksurface and splashback, single bowl stainless steel sink unit with mixer tap, Siemens induction hob and built-in extractor, integrated Miele oven and Neff dishwasher, integrated Miele fridge and freezer, insert ceiling downlighting, smoke alarm, TV and power points, window overlooking rear courtyard, oak wide board flooring and stairs leading to:

## Bedroom – 15'11" x 13'5"

(Agents note – due to the eaves the useable at head height space is 15'11" x 6'6") With insert ceiling downlighting, smoke alarm, power points, Velux window to side, built-in storage, wood effect flooring and door to:

## Bathroom

Comprising a 3 piece suite of free standing and contemporary bath with chromium free standing mixer tap over, low level WC with integrated flush, wall mounted wash hand basin with mixer tap, insert ceiling downlighting, Velux window to side and tiled flooring with underfloor heating.



TOTAL FLOOR AREA : 610 sq.ft. (56.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   c
55-68	D		
39-54	E		
21-38	F	37   F	
1-20	G		

FLOOR PLAN



# GENERAL REMARKS & STIPULATIONS

Newton Hall is located within walking distance of Dunmow's High Street which offers boutique shopping and recreational facilities. Nearby these is schooling for both Junior and Senior year groups. Newton Hall is a short drive away from the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive via the A120, giving easy onward access to London and the North and other local amenities.

## DIRECTIONS



## FULL PROPERTY ADDRESS

9 Newton Hall, Great Dunmow, Essex CM6 2AS

## COUNCIL TAX BAND

Band B

## SERVICES

Gas fired central heating, mains drainage and water

## LOCAL AUTHORITY

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

**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.



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