



NO  
ONWARD  
CHAIN



## THE STREET, HIGH RODING

GUIDE PRICE – £575,000

- 4 BEDROOM LINK-DETACHED FAMILY HOME IN A CENTRAL VILLAGE LOCATION
- LARGE LIVING ROOM WITH INGLENOOK FIREPLACE
- KITCHEN BREAKFAST ROOM & UTILITY
- DINING ROOM WITH FIREPLACE
- HOME OFFICE / FAMILY ROOM
- 4 PIECE BATHROOM / EN-SUITE
- FULL OF CHARACTER WITH EXPOSED TIMBERS, OAK PANELLING AND FIREPLACES
- LARGE WEST FACING GARDEN
- FAR REACHING COUNTRYSIDE VIEWS
- OFF STREET PARKING & SINGLE GARAGE



Offered with NO ONWARD CHAIN this full of character 4 bedroom link detached Grade II listed family home with 3 reception rooms located in the heart of High Roding has a wealth of features including exposed timbers, panelled oak walling, inglenook fireplace along with additional fireplaces. Excellently located with a large west facing garden that enjoys far reaching countryside views and walking distance to the village pub.







With a timber obscured glazed front door opening into:

#### **Entrance hall**

With exposed timbers to ceiling and walls, exposed brickwork, brick flooring, wall mounted lighting, cupboard housing a fuse board and electric metres, doors to rooms.

#### **Cloakroom**

Comprising a close coupled WC, pedestal wash hand basin with mixer tap and tiled splashback, window to side, inset ceiling downlighting, exposed timbers to ceiling and walls, brick flooring.

#### **Kitchen Breakfast Room**

Comprising an array of eye and base level cupboards and drawers with complementary solid oak work surface with integrated drainer and tiled splashback, double ceramic under sunk butler sink with mixer tap over, recess and power for freestanding electric oven and hob with extractor fan above, recess power and plumbing for dishwasher, space with power for large fridge freezer, inset ceiling lighting, counter display lighting, leaded window to side with oak secondary glazing, wall mounted radiator, tiled flooring, door to:

#### **Utility**

Comprising eye and base level cupboards with complementary solid oak work surface with single ceramic under sunk butler sink with mixer tap over and work surface integrated drainer, ceiling lighting, recess, power and plumbing for both washing machine and tumble dryer, wall mounted radiator, cupboard housing hot water cylinder, exposed timbers, tiled flooring, window to side and panel and glazed door leading out to rear decking, garden and countryside views beyond.

#### **Dining Room 16'7" x 9'5" (5.05m x 2.87m)**

With brick fireplace, bay window to side, wall mounted lighting, exposed timbers to walls and ceiling, wall mounted radiator, wooden flooring, under stairs storage cupboard, door to Home Office and large door through to:

#### **Living Room 21'0" x 18'3" (6.4m x 5.56m)**

With large inglenook brick fireplace with oak bressummer, leaded window to front with oak secondary glazing, twin French doors to rear courtyard and path leading to garden beyond, wall mounted radiators, ceiling lighting, TV telephone and power points, fitted carpets, stairs rising to first floor landing.

#### **Home Office/Family Room 12'4" x 9'8" (3.76m x 2.95m)**

With beautiful ornate oak panelling, brick fireplace, leaded window with oak secondary glazing to front, wall mounted lighting, wood effect laminate flooring, telephone and power points, door to secondary staircase leading to:

#### **First Floor Landing**

With window to rear, ceiling lighting and inset ceiling lighting, two access points to lofts, smoke alarm, wall mounted radiator, fitted carpet, doors to rooms:

#### **Bedroom 1 - 15'1" x 10'7" (4.6m x 3.23m)**

With leaded window with oak secondary glazing to front, wall to wall built in wardrobes, cupboard housing hot water cylinder and shelving, wall mounted lighting, exposed oak flooring, door to:

#### **Bathroom/Ensuite**

Comprising a four piece suite of panel enclosed bath with mixer tap and shower attachment over, half tiled surround, close coupled WC, pedestal wash hand basin with mixer tap, fully tiled and glazed shower cubicle with integrated shower, inset ceiling lighting, wall mounted chromium heated towel rail, window overlooking rear garden and countryside views beyond, tiled flooring.

#### **Bedroom 2 - 12'4" x 9'6" (3.76m x 2.9m)**

With leaded window with oak secondary glazing to front, wall mounted lighting, wall mounted radiator, power points, fitted carpet and storage cupboard.

#### **Bedroom 3 - 9'9" x 9'2" (2.97m x 2.79m)**

With leaded window with oak secondary glazing to side, feature exposed display fireplace, ceiling lighting, exposed timbers to wall, wall mounted radiator, power points and fitted carpet.

#### **Bedroom 4 - 11'8" x 8'8" (3.56m x 2.64m)**

With windows to rear and side, partially vaulted, exposed timbers to walls, wall mounted radiator, wall mounted lighting, telephone and power points, fitted carpet.



# OUTSIDE

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## The Front

The front of the property is approached by a Tarmacadam driveway leading to single off street parking space and single garage, with brick walling and gate leading into:

## Side Garden

Laid primarily to lawn with a pathway with flower beds leading to front door, further pathway continuing onto:

## Rear Garden

Laid primarily to lawn with close boarded fencing, Laurel hedging and post and rail fencing to rear allowing for far reaching countryside views, timber storage shed, hard standing and oil tank, an array of mature trees, large decked area ideal for entertaining, additional courtyard area, external cupboard housing oil boiler, outside water point and lighting that can also be found.





# DETAILS

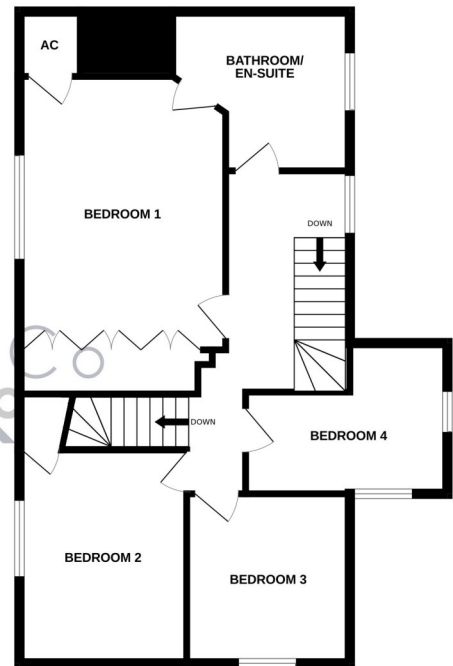
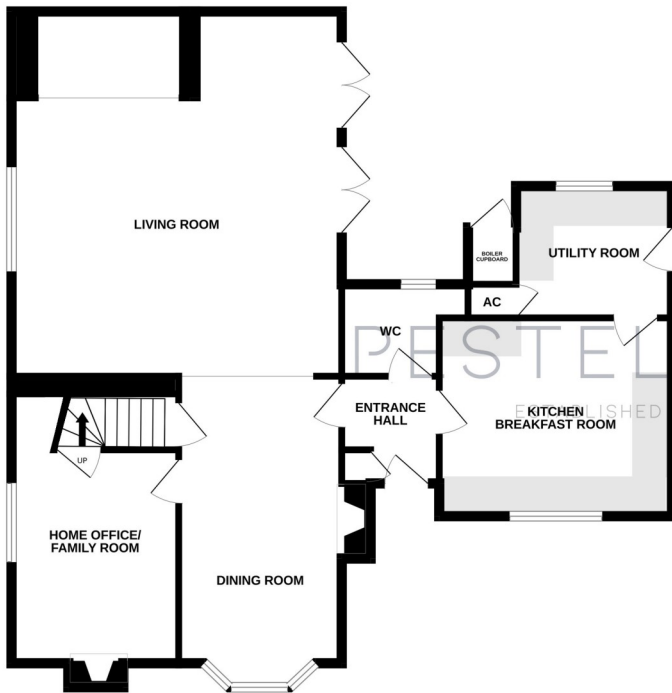
EPC

AWAITING EPC

## FLOOR PLAN

GROUND FLOOR  
1015 sq.ft. (94.3 sq.m.) approx.

1ST FLOOR  
748 sq.ft. (69.5 sq.m.) approx.



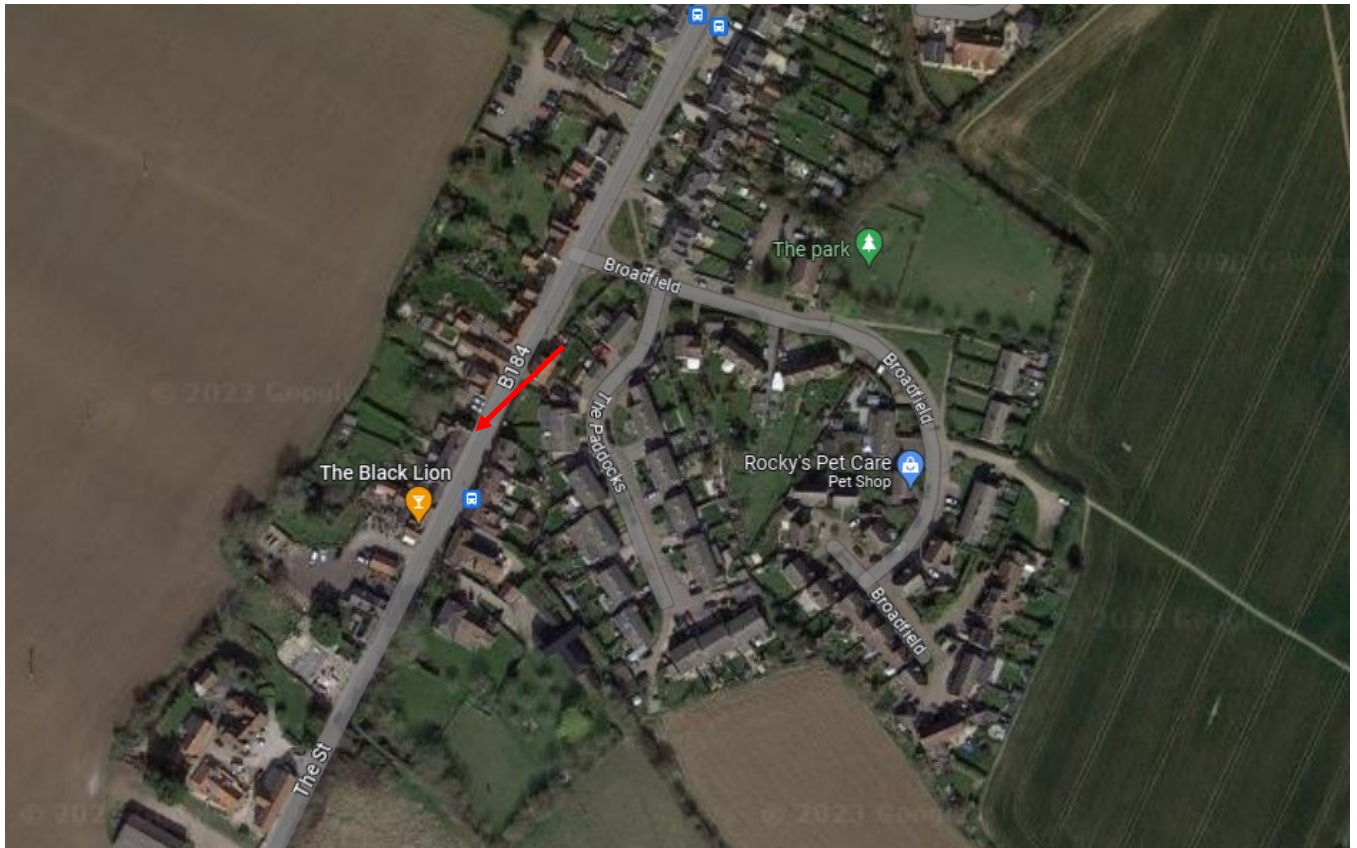
TOTAL FLOOR AREA : 1764 sq.ft. (163.8 sq.m.) approx.

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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# GENERAL REMARKS & STIPULATIONS

Dragon Beam House is set within the popular village of High Roding which has a Cricket Club, public house and a renowned JMI primary school in the neighbouring village where a local shop for your day-to-day needs can also be found. The larger market town of Great Dunmow is easily accessible and therefore provides further schooling, shopping, restaurants, public houses and many more recreational facilities. Great Dunmow also offers the A120 giving further access to M11/M25 and of course London Stansted International Airport with direct mainline railway link to London Liverpool Street.



## FULL PROPERTY ADDRESS

Dragon Beam House, The Street, High Roding,  
Essex CM6 1NY

## COUNCIL TAX BAND

Band F

## SERVICES

Oil fired central heating, mains drainage and  
water

## LOCAL AUTHORITY

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

**AGENTS NOTE:** We believe the information supplied in this brochure is accurate as of the date 13/01/2024. 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.

# PESTELL & Co

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