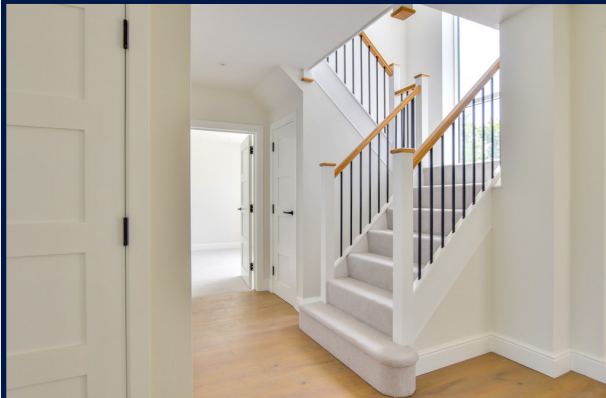


## WATCHHOUSE ROAD, STEBBING OFFERS IN EXCESS OF – £1,000,000

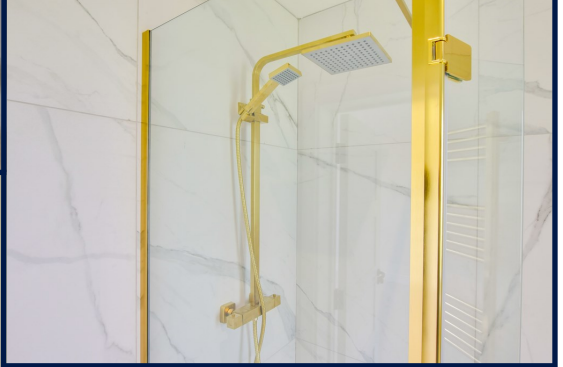
- 4 DOUBLE BEDROOM DETACHED NEW BUILD EXECUTIVE FAMILY HOME
- LARGE KITCHEN DINER WITH SEPARATE UTILITY ROOM
- LARGE LIVING ROOM WITH FIREPLACE
- HOME OFFICE/PLAYROOM
- MASTER BEDROOM WITH EN-SUITE
- 10 YEAR BUILDING WARRANTY
- HIGH SPECIFICATION
- OFF STREET PARKING
- LARGE REAR GARDEN WITH ENTERTAINING PATIO
- COUNTRYSIDE LOCATION

# WATCHHOUSE ROAD, STEBBING

This stunning 4 bedroom detached executive family home situated in Watchouse Road, Stebbing boasts well proportioned rooms including a large kitchen diner with separate utility room, living room with fireplace, home office/playroom and ground floor cloakroom whilst upstairs offers 4 double bedrooms with bedroom 1 having an en-suite. Externally the property enjoys off road parking within a large rear garden that enjoys far reaching countryside views.







With composite and obscure glazed front door opening into:

### **Entrance Hall**

With stairs rising to first floor landing, large window to front, storage cupboards, smoke alarm, ceiling lighting, power points, Woodpecker engineered 21mm thick Chepstow oak flooring with underfloor heating and doors to rooms.

### **Cloakroom**

Comprising Kartell UK K-Vit sanitary ware, insert ceiling downlighting, extractor fan, Woodpecker engineered 21mm thick Chepstow oak flooring with underfloor heating.

### **Kitchen Diner - 21'3" x 13'11"**

A Benchmark Kitchen comprising an array of eye and base level cupboards and drawers with complimentary 30mm white granite work surface, large island, NEFF appliances including dishwasher, oven, washing machine, fridge, freezer, induction hob and extractor. Insert ceiling downlighting, window to front, further windows and French doors to rear garden, Woodpecker engineered 21mm thick Chepstow oak flooring with underfloor heating, door to:

### **Utility Room**

With matching Benchmark eye and base level cupboards and drawers with complimentary 30mm white granite work surface, insert ceiling downlighting, window to front, further door to rear garden, Woodpecker engineered 21mm thick Chepstow oak flooring with underfloor heating.

### **Living Room - 21'3" x 13'11"**

With window to front and French doors to rear garden, feature fireplace, ceiling lighting, TV and power points, Woodpecker engineered 21mm thick Chepstow oak flooring.

### **Playroom/Home Office - 15'3" x 7'8"**

With window and French doors to rear garden, ceiling lighting, TV and power points, Woodpecker engineered 21mm thick Chepstow oak flooring.

### **First Floor Landing**

With storage cupboard, ceiling lighting, fitted carpet, window to front, wall mounted radiator, smoke alarm, power point and doors to rooms.

### **Bedroom 1 - 21'3" x 12'5"**

With windows to front and rear aspects, ceiling lighting, wall mounted radiator, fitted carpet, TV and power points, door to:

### **En-suite**

Comprising Kartell UK K-Vit sanitary ware, insert ceiling downlighting, extractor fan, wall mounted heated towel rail, obscure window to rear, tiled flooring with underfloor heating.

### **Bedroom 2 - 12'8" x 10'3"**

With window to front, wall mounted radiator, ceiling lighting, TV and power points and fitted carpet.

### **Bedroom 3 - 13'11" x 8'6"**

With window to rear, wall mounted radiator, ceiling lighting, TV and power points and fitted carpet.

### **Bedroom 4 - 11'1" x 10'1"**

With window to rear, wall mounted radiator, ceiling lighting, TV and power points and fitted carpet.

### **Family Bathroom - 11'1" x 9'6"**

Comprising Kartell UK K-Vit sanitary ware, insert ceiling downlighting, extractor fan, wall mounted heated towel rail, obscure window to front, tiled flooring with underfloor heating.



# OUTSIDE

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The property is approached by tarmacadam and gravel driveway with paved pathway leading to front door. Ample off-street parking with personnel gate leading to:

## Large Rear Garden

Split into two sections of entertaining patio and raised lawn enclosed by close boarded fencing with rear aspect open with post and rail fencing for far reaching farmland views, outside lighting and water points can also be found.



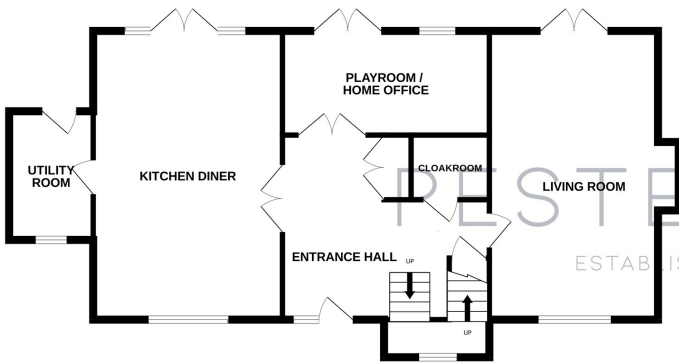
# DETAILS

EPC

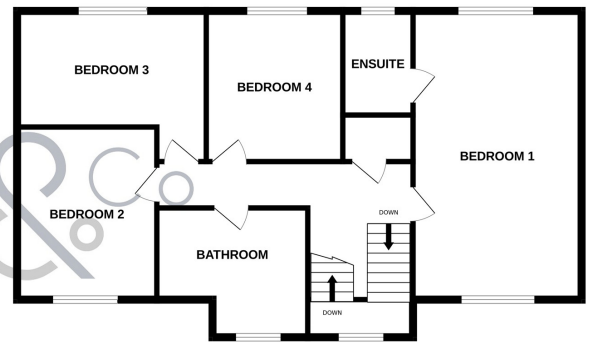
TO FOLLOW

## FLOOR PLAN

GROUND FLOOR  
970 sq.ft. (90.1 sq.m.) approx.



1ST FLOOR  
923 sq.ft. (85.7 sq.m.) approx.



TOTAL FLOOR AREA : 1892 sq.ft. (175.8 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

Welcome to Watchouse Road, an exceptional collection of new quality homes built within the picturesque village of Stebbing in the fabulous north of Essex. Surrounded by astonishing countryside and a network of charming towns and villages, yet only a short drive away from the A120 and the traditional towns of Great Dunmow and Braintree. A selection of only 5 quality 3 and 4 bedroom homes exclusively located with the highest attention to detail. Please call for a viewing (by appointment) or for further information.

## DIRECTIONS



## FULL PROPERTY ADDRESS

Plot 4, Watchouse Road, Stebbing, Essex  
CM6 3SS

## COUNCIL TAX BAND

Band TBC

## SERVICES

Air source heat pumps, 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.

# PESTELL & Co

ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 33 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

Would you like a free home valuation?

Interested in Land acquisition?

Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?