



MANOR ROAD, LITTLE EASTON

GUIDE PRICE £1,250,000

- 2366 SQ FT 6 DOUBLE BEDROOM EXECUTIVE FAMILY HOME
- PLUS 1158 SQ FT DETACHED TWO STORY 1 BED ANNEXE WITH GARAGE
- 0.5 ACRE PLOT
- OPEN PLAN KITCHEN, DINING & FAMILY ROOM WITH BI-FOLDING DOORS
- 2 FURTHER RECEPTION ROOMS
- UTILITY & CLOAKROOM
- PRINCIPLE BEDROOM WITH EN-SUITE & JULIET BALCONY
- BEDROOM 2 WITH EN-SUITE
- LARGE REAR GARDEN WITH ENTERTAINING PATIOS & POND
- COUNTRYSIDE VIEWS & RURAL DOG WALK
- GATED DRIVEWAY PARKING FOR 6-8 VEHICLES

A spacious 2366 sq ft 6-bed family home with additional 1158 sq ft detached two story 1 bed annex on 0.5 acres. Notable features include an open plan kitchen, dining & family room, 2 en-suite bedrooms that include a principal with Juliet balcony. The property boasts a large rear garden with entertaining patios offering scenic countryside views. Additional perks include 2 reception rooms, a utility and cloakroom, whilst the front offers driveway parking for 6-8 vehicles, an oversized garage all behind electric gates. An ideal blend of luxury, comfort, multi-generational living and natural beauty.





With composite panel and obscure glazed front door and obscure glazed side lights opening into;

Entrance Hall:

With stairs rising to first floor landing, inset ceiling downlighting, smoke alarm, wall mounted radiator, wood effect luxury vinyl flooring, power points, under-stairs storage cupboard, further cloak cupboard with lighting, doors to rooms.

Living Room 15'4" x 11'9"

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

Home Office 10'10" x 9'1"

With window to front, ceiling lighting, wall mounted radiator, wood effect luxury vinyl flooring, telephone and power points.

Open Plan Kitchen, Dining and Family Room 29'6" x 14'1"

With kitchen area comprising an array of eye and base level cupboards and drawers with complementary granite work surfaces and splashbacks, 1 1/2 bowl porcelain sink unit with mixer tap and pot wash style mixer tap over, free standing range oven with granite splashback and extractor fan above, recess power and plumbing for American style fridge-freezer, integrated dishwasher, island unit with breakfast bar and matching granite work surface. Inset ceiling downlighting and ceiling lighting, window and bi-folding doors to rear patio garden and country side views beyond, wood effect luxury vinyl flooring, wall mounted radiator, TV and power points.

Utility

With matching cupboards and drawers with granite surface and splashbacks, stainless steel single bowl single drainer sink unit with mixer tap, recess power and plumbing for both washing machine and tumble dryer, inset ceiling downlighting, half-tiled surround, composite panel and glazed door to side, wall mounted radiator, wood effect luxury vinyl flooring, extractor fan, door to;

Cloakroom:

Comprising a low-level WC with integrated flush, vanity mounted wash hand basin with mixer tap, with storage beneath and tiled splashback above, obscure window to side, ceiling lighting, wall mounted radiator, wood effect luxury vinyl flooring.

First Floor Landing

With stairs rising to second floor, ceiling lighting, smoke alarm, wall mounted radiator, window to front, storage cupboard with lighting, fitted carpet, doors to rooms.

Bedroom 1 - 15'3" x 11'10"

With wall-to-wall built-in wardrobes with hanging rails and shelving within, ceiling lighting, wall mounted radiators, Juliet balcony overlooking garden and countryside views beyond, power points, fitted carpet, door to;

En-suite:

Comprising a fully tiled and glazed oversized shower cubicle, inset ceiling downlighting, closed cupboard WC, vanity mounted wash hand basin with mixer tap, tiled splashback and storage beneath, chromium heated towel rail, obscure window to side, inset ceiling down lighting, extractor fan, wood effect luxury vinyl flooring.

Bedroom 3 - 12'0" x 11'1"

With window to front, ceiling lighting, telephone and power points, wall mounted radiator, built-in double wardrobe, fitted carpet.

Bedroom 4 - 12'0" x 11'0"

With window overlooking rear garden and countryside views beyond, ceiling lighting, wall mounted radiator, power points, built-in double wardrobe, fitted carpet.

Bedroom 5 - 11'0" x 9'5"

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

Family Bathroom

Comprising a four piece-suite of a free-standing roll-top bath with claw and ball feet, mixer tap shower attachment over, fully tiled and glazed corner shower cubicle with integrated shower, closed couple WC, extractor fan, vanity mounted wash hand basin with mixer tap and tiled splashback, inset ceiling downlighting, obscure window to side, half-tiled surround, chromium heated towel rail, wood effect luxury vinyl flooring.

Second Floor Landing

With storage cupboard, ceiling lighting, smoke alarm, fitted carpet, doors to rooms.

Bedroom 2 - 15'8" x 14'3"

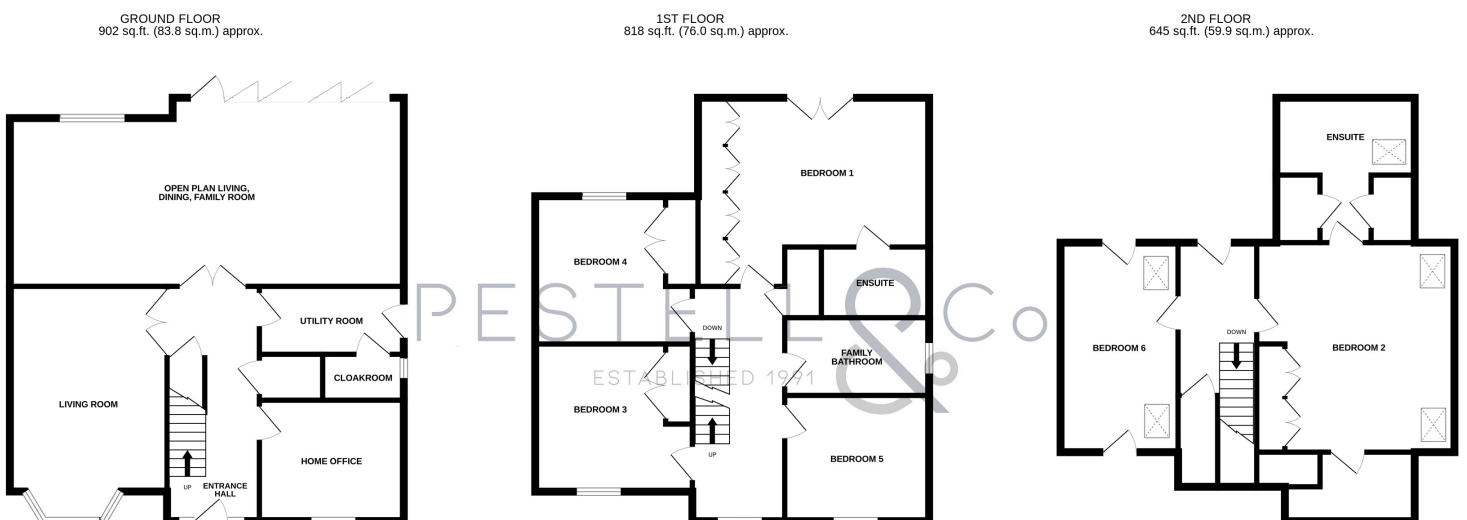
With Velox windows to both front and rear aspects, built in 4-door wardrobe, wall mounted radiators, TV and power points, fitted carpet, door to large storage cupboard, and further door to;

En-suite

Comprising a glazed walk-in shower with overhead shower head, closed couple WC, pedestal wash hand basin with mixer tap and tiled splashback, half-tiled surround, wall mounted chromium heated towel rail, inset ceiling down lighting, Velux window to side, tiled flooring, storage cupboards.

Bedroom 6 - 15'8" x 8'10"

Velux windows to both front and rear aspects, wall mounted radiator, TV and power points, fitted carpet, storage.



TOTAL FLOOR AREA : 2366 sq.ft. (219.8 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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Wisbeach Annex:

Entrance Hall

With wall mounted radiator, stairs rising to first-floor bedroom, smoke alarm, wood effect laminate flooring, doors to rooms.

Open-Plan Living 29'4" x 12'1"

With two windows to side and French-doors and side lights leading out to its own private terrace at the rear, inset ceiling downlighting, wall mounted radiators, TV, telephone and power points, wood effect laminate flooring with fitted carpet. Kitchen area comprising an array of eye and base level cupboards and drawers with solid oak block work surface and tiled splashback, single bowl and single drainer stainless steel sink unit with mixer tap, 4-ring stainless steel gas hob with oven underneath and extractor fan above, integrated fridge-freezer and integrated dishwasher.

Shower Room

Comprising a fully tiled and glazed shower cubicle with integrated twin-head shower, closed couple WC, vanity mounted wash hand basin with mixer tap and mirror above, storage beneath, partially tiled surround, wall mounted chromium heated towel rail, ceiling lighting, extractor fan, wood effect laminate flooring.

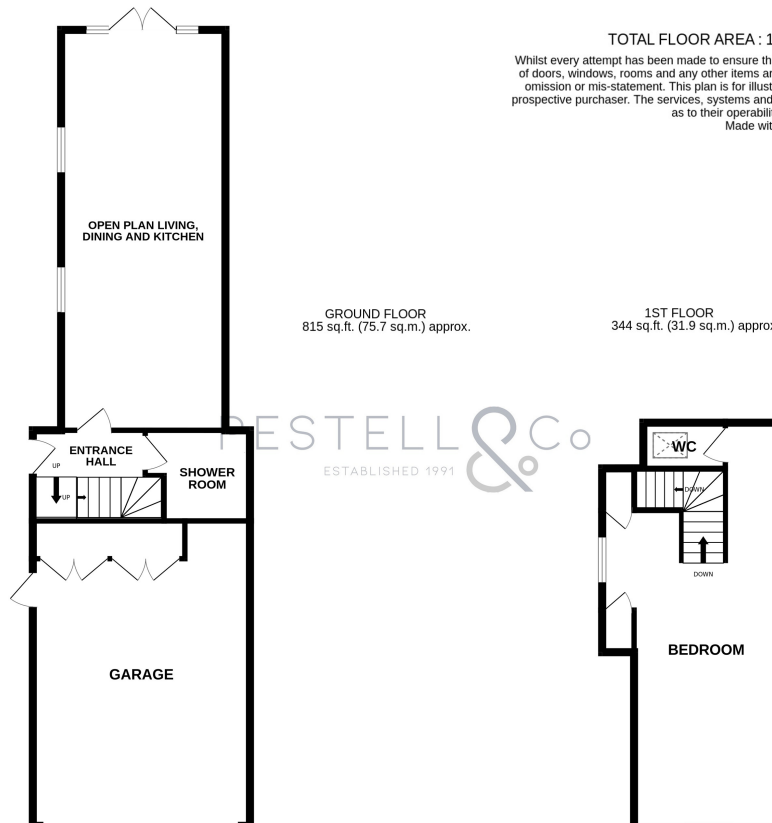
First Floor Bedroom 29'8" x 12'11" Max

With windows to both front and side aspects, built-in storage, wall mounted radiators, telephone and power points, fitted carpet, door to;

First Floor WC

With closed couple WC, vanity mounted wash hand basin with mixer tap and tiled splashback, storage beneath, Velux window to side, ceiling lighting, wood effect linoleum flooring.

To the rear of the property, there is a raised patio area ideal for entertainment.





The Front

Entered via a wrought iron twin electric gates and retained by brick walling with wrought iron fencing, supplying off-street parking for numerous vehicles (at least 6-8), with access to both sides of the property and storm porch to entrance hall. The right-hand side offers vehicular access to;

Oversized Garage

With roller garage door, ceiling lighting, large storage cupboard, recess power and plumbing for washing machine and tumble dryer, personnel door and driveway personnel gate leading to;

Rear Garden

Enjoying a large sun terrace ideal for entertaining with outside lighting and power points, steps down to a large lawn all retained by close-boarded fencing and countryside views to rear beyond, well-stocked shrub and herbaceous flower beds can also be found.





Energy performance certificate (EPC)

Manor Road Little Easton DUNMOW CM6 2JR	Energy rating B	Valid until: 1 March 2026
		Certificate number: 8097-6591-9939-6007-9043

Property type	Detached house
Total floor area	168 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

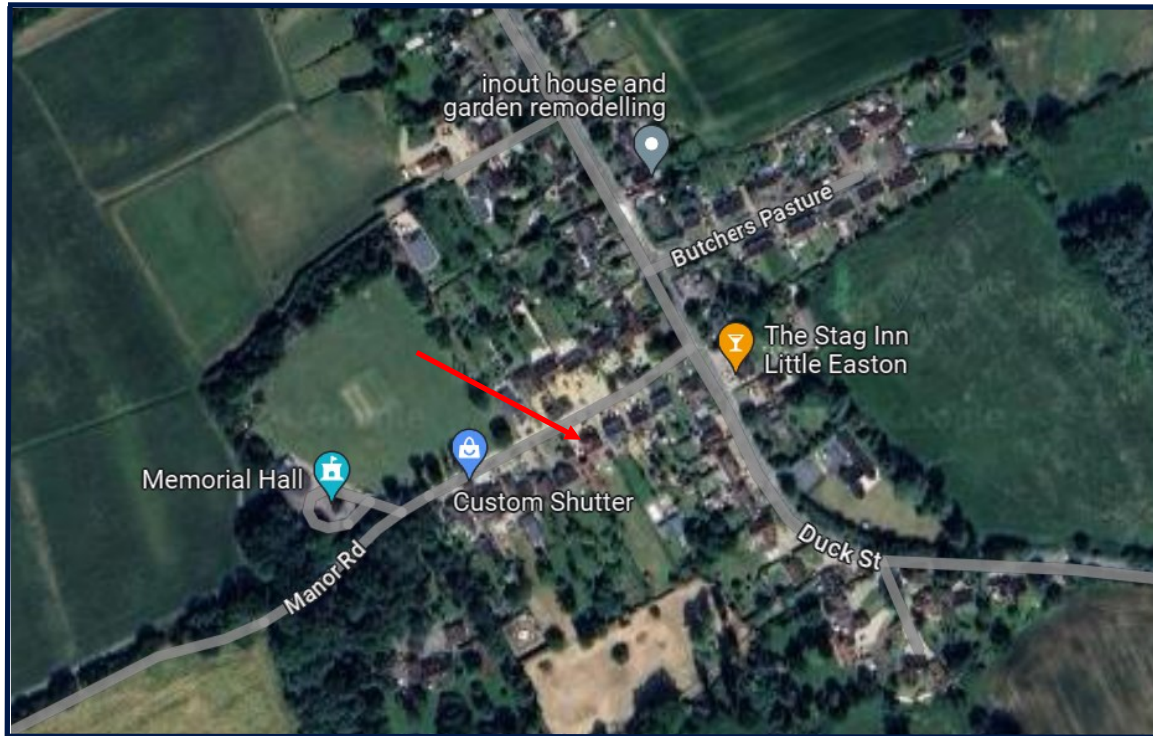
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GENERAL REMARKS & STIPULATIONS

Manor Road is situated in the popular village of Little Easton, close by is the market town of Great Dunmow offering schooling, shopping and recreational facilities. The mainline station at Bishop's Stortford serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive, giving easy onward access to London and the north.

DIRECTIONS



FULL PROPERTY ADDRESS

Wisbeach, Manor Road, Little Easton, Essex
CM6 2JR

COUNCIL TAX BAND

Band F

SERVICES

Gas, electric, mains drainage, mains 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

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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?