



## HIGH STREET, STEBBING

GUIDE PRICE £775,000

- NO ONWARD CHAIN
- 4 BEDROOM DETACHED FAMILY HOME
- VAULTED LIVING ROOM WITH INGLENOOK FIREPLACE
- LARGE KITCHEN DINER
- CLOAKROOM
- PRINCIPLE BEDROOM WITH EN-SUITE
- SIX-PIECE FAMILY BATHROOM
- LARGE LOFT ROOM
- WELL STOCKED & MANICURED GARDEN
- OFF STREET PARKING FOR NUMEROUS VEHICLES
- DOUBLE CART LODGE

Nestled in a private mews, just off of the High Street, this 4 bedroom family home offers a beautiful country village lifestyle. Internally the property comprises a vaulted living room with inglenook fireplace, kitchen diner with a designer inspired crafted kitchen, a vaulted principle bedroom with en-suite and ample wardrobe space, a six-piece family bathroom, electric loft ladder to a 32ft loft room. Whilst externally the property boasts ample off street parking, two cart lodges and a stunning manicured and well stocked cottage style garden.





With timber and glazed front door and sidelights opening into:

#### **Entrance Hall**

With coconut matting and tiled flooring, wall mounted radiator, inset ceiling downlighting, access to loft room, doors to rooms.

#### **Kitchen Diner 20'6" x 16'6"**

A Mark Wilkinson style kitchen comprising an array of eye and base level cupboards and drawers with stone work surfaces and splash backs. Under sunk porcelain sink unit with mixer tap over. Twin door Range Master oven with 6 ring gas hob, glazed splash back and extractor fan over. Integrated appliances of dishwasher, washing machine and tumble dryer. Recess and power for large fridge freezer. Ceiling and inset ceiling downlighting, windows to front and rear aspects, further French doors to rear. Wall and unit mounted radiators. Wood effect laminate flooring. TV, telephone and power points. Doors to cloakroom and living room.

#### **Living Room 18'9" x 17'11"**

A beautifully vaulted room with inglenook fireplace, windows to both side and rear aspects, further French doors to rear, solid oak flooring, wall mounted radiators, TV and power points.

#### **Cloakroom**

Comprising a low-level WC with integrated flush, corner wash hand basin with mixer tap and glazed splash back, inset ceiling down lighting, cupboard housing fuseboard, obscure window to front, extractor fan, wood effect laminate flooring, wall mounted radiator.

#### **Inner hallway**

With oak flooring, inset ceiling downlighting and doors to rooms.

#### **Bedroom 1: 14'3" x 11'8"**

A beautifully vaulted room with Velux window, an array of wardrobing and drawers, window to rear, ceiling lighting, wall mounted radiator, TV and power points, oak flooring, disguised door to:

#### **En-Suite**

Comprising a fully tiled and glazed shower cubicle with integrated shower, wall mounted wash hand basin with mixer tap, electric shaving point and vanity mirror over, low-level wc with integrated flush, bidet with tap, inset ceiling downlighting, extractor fan, obscure window to front, built-in vanity storage, wall mounted heated towel rail, oak flooring.

#### **Bedroom 2: 11'5" x 8'7"**

With window to rear, oak flooring, ceiling lighting, wall mounted radiator, TV and power points.

#### **Bedroom 3: 11'2" x 8'7"**

With window to rear, oak flooring, ceiling lighting, wall mounted radiator, TV and power points.

#### **Bedroom 4: 7'9" x 6'8"**

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

#### **Family Bathroom**

Comprising a six-piece suite of twin wash hand basins with mixer taps, electric shaving point and vanity mirror over, panel enclosed bath with mixer tap, low-level WC with integrated flush, bidet with tap, fully tiled and glazed shower cubicle with integrated shower, inset ceiling downlighting, window to front, vanity storage, wall mounted heated towel rail, tiled flooring.

#### **Loft Room 32'3" x 11'5"**

With electric loft hatch and ladder, Velux windows to both front and rear aspects, built-in storage cupboards, inset ceiling downlighting, wall mounted radiators, TV and power points, fitted carpet. Agents Note: Plumbing for future en-suite in situ ready for conversion stpp.

# OUTSIDE

## The Front

The front is approached via a shared shingle driveway supplying off street parking for two vehicles, with path leading to a covered entrance porch and further personnel gate leading to:

## Rear Garden

A well-stocked and manicured cottage style garden retained by close boarded fencing and split into a variety of sections including a block paved entertaining terrace with outside lighting, power and water points, steps leading to main lawn area with a variety of shrub and herbaceous borders and beds along with mature feature trees, pond with water feature, archway to a shingle garden with area for a timber shed and pathway leading to:

## Double Cart Lodge

Individually section with twin opening doors to front, lighting and power within. One with personnel door to rear garden. Additional parking to front.



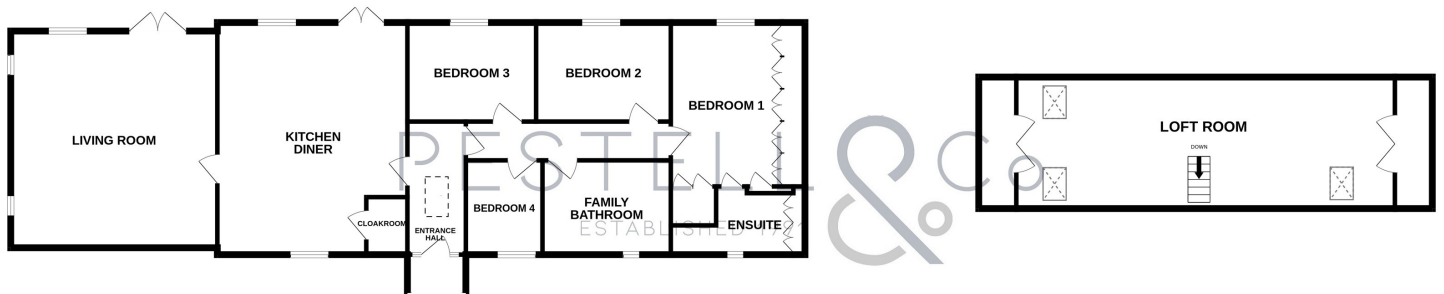
EPC

EPC EXEMPT

FLOORPLAN

GROUND FLOOR  
1377 sq.ft. (128.0 sq.m.) approx.

1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



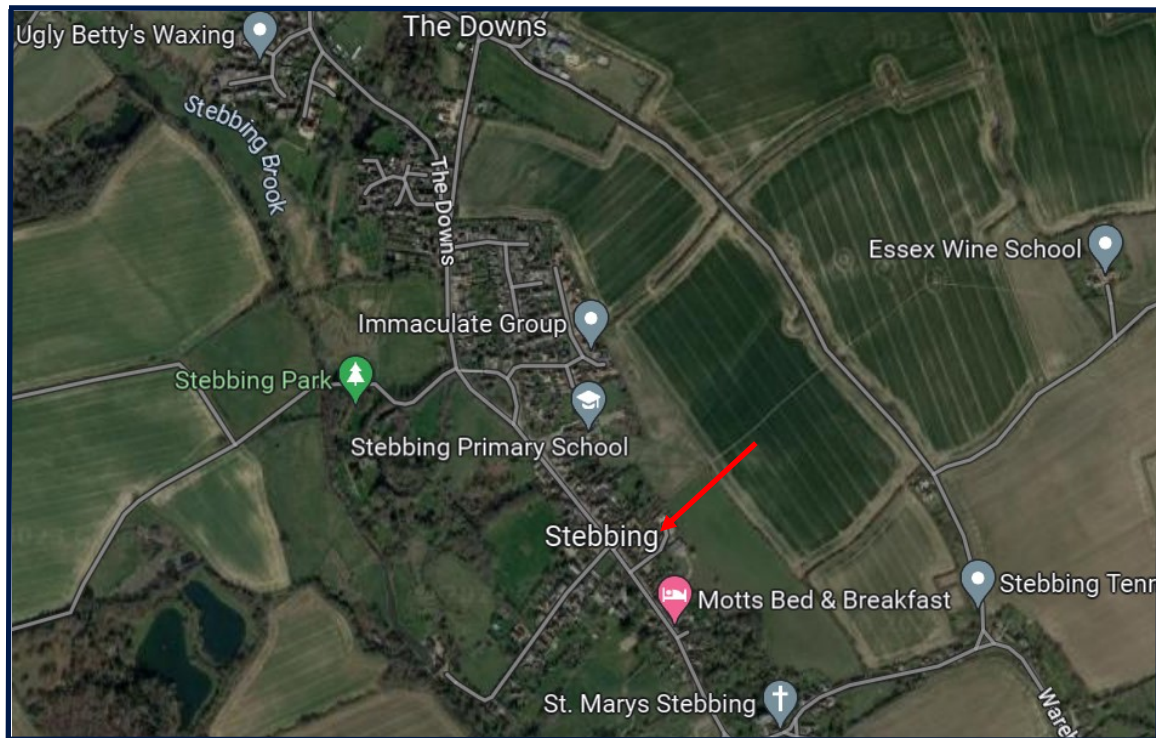
TOTAL FLOOR AREA : 1825 sq.ft. (169.6 sq.m.) approx.

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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# GENERAL REMARKS & STIPULATIONS

The Old Smithy is located in the centre of Stebbing village, just off of the High Street, that offers a Primary School, village store, pub and bowls club. Great Dunmow is a short drive away and offers a wider range of schooling for both Junior and Senior year groups, boutique shopping and recreational facilities along with access, via the A120, to the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, as well as the M11 giving easy onward access to London and the North.

## DIRECTIONS



## FULL PROPERTY ADDRESS

The Old Smithy, High Street, Stebbing, Essex  
CM6 3SF

## COUNCIL TAX BAND

Band F

## SERVICES

Gas fired central heating, 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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