



## BROOKFIELD FARM WAY, WOODLANDS MEADOW

GUIDE PRICE – £930,000

- \*\*\*50% SDLT CONTRIBUTION\*\*\*
- NHBC AWARD WINNING DEVELOPMENT
- 3 STOREY 5 BEDROOM EXECUTIVE HOME
- TRADITIONALLY BUILT HOUSE
- VAST FAMILY ACCOMMODATION
- PAULA ROSA KITCHEN WITH FITTED APPLIANCES
- ROCA SANITARYWARE THROUGHOUT THE TWO BATHROOMS AND THREE EN-SUITES
- FITTED CARPETS AND WINDOW DRESSINGS
- PATIO AND TURFED GARDENS
- DETACHED DOUBLE GARAGE, CARPORT AND DRIVEWAY

**\*\*\*50% SDLT CONTRIBUTION\*\*\*** The Framlingham is a stylish four bedroom detached property with first floor home office/bedroom 5. There is a large Kitchen Breakfast room with separate utility, living room with fireplace and a formal vaulted dining room with bi-fold doors that lead into the garden perfect for those summer days and evenings. The bedroom accommodation boasts two bedrooms with dressing rooms and en-suites, a 3rd bedroom with en-suite and two further bedrooms sharing two bathrooms! Externally, plot 105 offers a large rear garden, off street parking for four vehicles that is partially covered by a carport and a detached double garage.





## Ground Floor

### Living Room 6.00m x 3.90m (19'8" x 12'10")

A large room featuring bay window to front and French doors to Dining Room. The focal point within the room is a quality stone fireplace with open gas flame fire. The room also benefits from TV and CAT 5 cabling points, fitted carpet and window dressings.

### Dining Room 4.52m x 2.80m (14'10" x 9'2")

A vaulted room with bi-folding doors to rear garden further Velux windows to ceiling. Tiled flooring, power points and twin doors to Kitchen Breakfast Room.

### Kitchen Breakfast Room 5.43m x 4.85m (17'10" x 15'11")

A spacious Paula Rosa Manhattan fitted kitchen benefiting from quality integrated appliances and a range cooker. Matching return units with breakfast bar. Sink with mixer tap. Windows to rear and side aspects, further door to rear garden. Tiled flooring and door to Entrance Hall

### Utility Room 3.30m x 1.80m (10'10" x 5'11")

With matching fitted cupboards and worksurface keeping all the laundry appliances in one place. Under sunk sink unit with mixer tap, tiled flooring, window to front.

### Cloakroom 2.01m x 1.41m (6'7" x 4'8")

Comprising Roca sanitaryware and built-in wash basin storage unit. Half tiled surround, window to side and tiled floor.

## 1st Floor

### Bedroom 1 - 4.19m x 3.90m (13'9" x 12'10")

With window to front. Walk-in dressing room with window to front. Ceiling lighting, fitted carpet, door to:

### En-suite 3.90m x 1.70m (12'10" x 5'7")

Comprising a four-piece suite of an enclosed shower cubicle with an Aqualisa thermostatic control unit. Wash hand basin with integrated storage cupboards under. Touch lit mirror. Panel enclosed bath with mixer tap and shower attachment. Close coupled WC. Chromium heated towel rail. Full tiled surround. Obscure window to rear.

### Bedroom 3 - 3.60m x 3.38m (11'10" x 11'1")

With windows to front, ceiling lighting, fitted carpet. Door to:

### En-suite 3.38m x 1.40m (11'1" x 4'7")

Comprising a three-piece suite of an enclosed shower cubicle with an Aqualisa thermostatic control unit. Wash hand basin with integrated storage cupboards under. Touch lit mirror. Close coupled WC. Chromium heated towel rail. Full tiled surround. Obscure window to rear.

### Home Office / Bedroom 5 – 3.33m x 2.50m (10'11" x 8'2")

With window to front aspect, ceiling lighting and fitted carpet.

### Bathroom 3.33m x 2.31m (10'11" x 7'7")

Comprising a three-piece suite of a panel enclosed bath with mixer tap and shower attachment. Wash hand basin with integrated storage cupboards under and touch lit mirror above. Close coupled WC. Chromium heated towel rail. Full tiled surround. Obscure window to rear.

## 2nd Floor

### Bedroom 2 - 4.38m x 3.34m (14'4" x 10'11")

With dormer window to front and Velux windows to rear. Ceiling lighting and fitted carpet. Door to:

### Dressing Room 3.37m x 1.85m (11'1" x 6'1")

With Velux windows to front. Ceiling lighting and fitted carpet. Door to:

### En-suite 2.92m x 1.45m (9'7" x 4'9")

Comprising a three-piece suite of an enclosed shower cubicle with an Aqualisa thermostatic control unit. Wash hand basin with integrated storage cupboards under. Touch lit mirror. Close coupled WC. Chromium heated towel rail. Full tiled surround. Velux window to rear.

### Bedroom 4 - 4.38m x 3.92m (14'4" x 12'10")

With dormer window to front and Velux windows to rear. Ceiling lighting and fitted carpet.

### Bathroom 2.00m x 1.85m (6'7" x 6'1")

Comprising an enclosed shower cubicle with an Aqualisa thermostatic control unit. Wash hand basin with integrated storage cupboard under. Touch lit mirror. Close coupled WC. Chromium heated towel rail. Half tiled surround. Velux window to front.

# OUTSIDE

## Garden, Garage and Parking

The large north-west facing rear garden is fully turfed with an entertaining patio area. Path and personnel gate leading to driveway and further personnel door into the double garage that enjoys having power. The brindle block driveway and carport is large enough for 4 average sized motor vehicles.

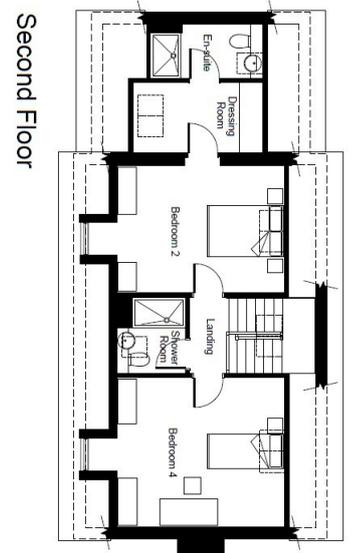
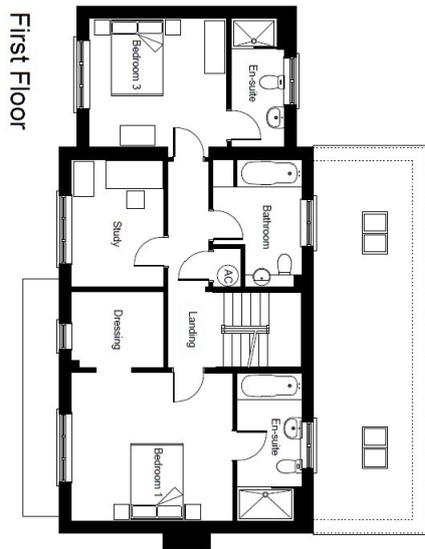
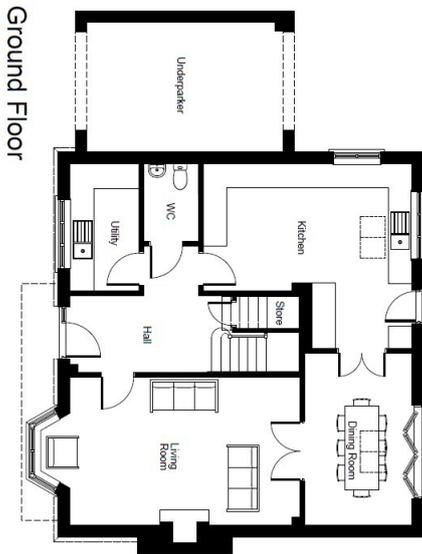


# DETAILS

## EPC

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	<b>84 B</b>	<b>89 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

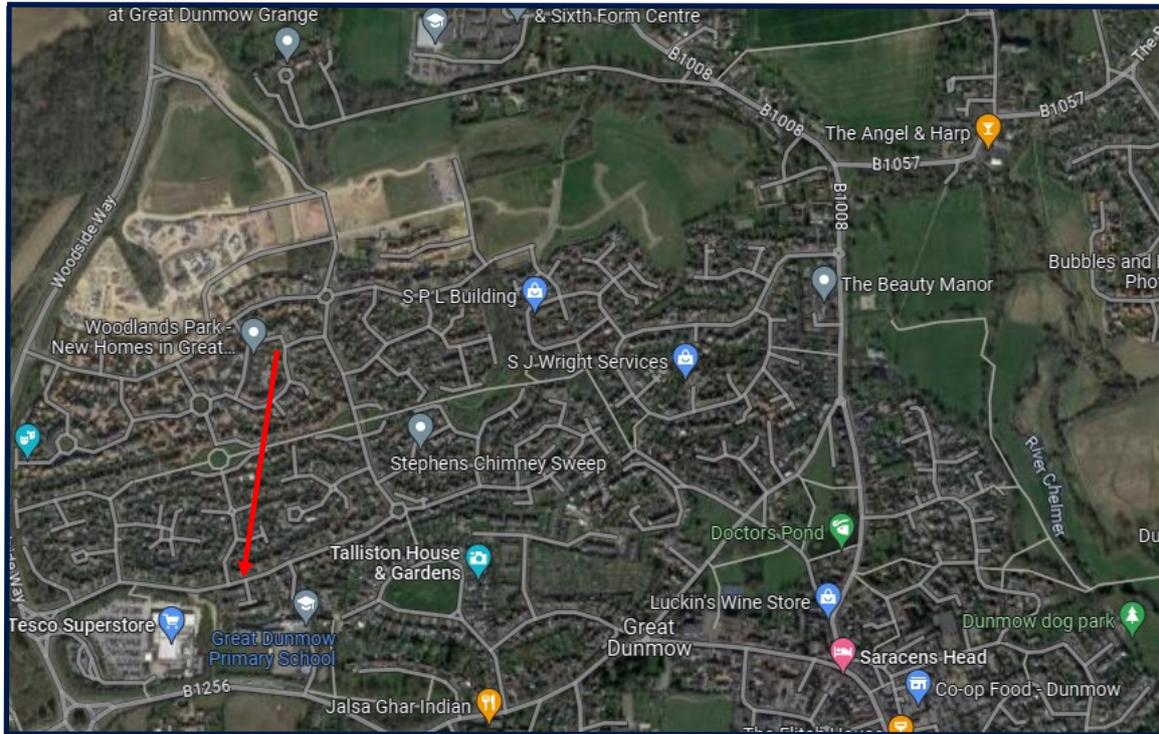
## FLOOR PLAN



# GENERAL REMARKS & STIPULATIONS

Woodlands Park, on the edge of Great Dunmow, offers walking distance access to schooling for both Junior and Senior year groups, boutique shopping and recreational facilities. Woodlands Park 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.

## DIRECTIONS



## FULL PROPERTY ADDRESS

Plot 105 The Framlingham, Brookfield Farm Way,  
Woodlands Meadow, Great Dunmow, Essex,  
CM6 1XZ

## SERVICES

Gas fired central heating, mains drainage and  
water

## COUNCIL TAX BAND

TBC

## LOCAL AUTHORITY

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

**AGENTS NOTE:** We believe that the information supplied in this brochure is accurate as of the date 11/07/2024. 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.

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