



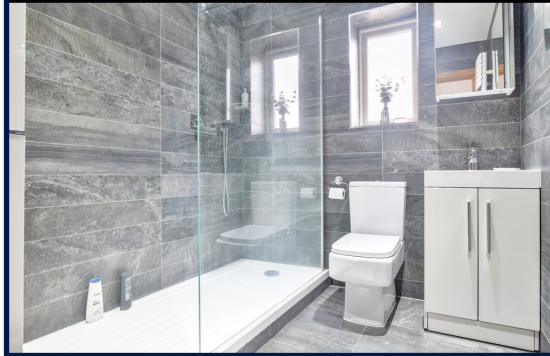
GREAT EASTON, DUNMOW

GUIDE PRICE – £875,000

- 4 DOUBLE BEDROOM 3 STOREY DETACHED HOME
- UNDERFLOOR HEATING TO GROUND FLOOR
- LARGE OPEN PLAN KITCHEN, LIVING AND DINING ROOM
- WALL-TO-WALL BI-FOLDING DOORS TO REAR GARDEN
- KITCHEN WITH INTEGRATED APPLIANCES
- 4 DOUBLE BEDROOMS
- EN-SUITES TO 2 BEDROOMS
- BUILT-IN STORAGE TO 2 BEDROOMS
- ELECTRIC SECURITY GATE TO DRIVEWAY
- LOW MAINTENANCE REAR GARDEN SPLIT INTO ENTERTAINING TERRACE AND ARTIFICIAL LAWN

We are delighted to offer this very well presented 4 double bedroom 3 storey detached home, located in the tranquil village of Great Easton, which comprises of a large open plan living, kitchen and dining room with wall-to-wall bi-folding doors to rear garden and integrated appliances to kitchen, downstairs cloakroom and underfloor heating to the ground floor. There are 4 spacious bedrooms, with en-suites to bedrooms 1 & 2, as well as a three piece family bathroom. Externally, the property is approached via a driveway, which enjoys electric security gates and off-street parking for 2-3 vehicles, and there is a low maintenance rear garden laid to large entertaining terrace and artificial lawn.





With composite panel and obscure glazed front door opening into:

Entrance Hall

With stairs rising to first floor landing with oak mule post and balustrade, understairs storage cupboard housing fuseboard, CCTV, telephone, broadband and lighting, inset ceiling downlighting, tiled flooring with underfloor heating, power points, doors to rooms.

Cloakroom

Comprising a close coupled WC, vanity mounted wash hand basin with mixer tap and tiled splashback, half-tiled surround, obscure window to front, ceiling lighting, wall mounted extractor fan, tiled flooring.

Open Plan Kitchen, Dining & Living Room 43'9" x 24'2"

Split into sections of:

Kitchen

Comprising an array of eye and base level cupboards and drawers with complimentary stone worksurface and matching island, 1 1/2 bowl under sunk porcelain sink unit with worksurface integrated drainer, Quooker instant hot water mixer tap over, integrated Neff oven and Neff combination oven, integrated Neff coffee machine, integrated Neff induction electric hob with raising island unit extractor fan, twin wine cooling fridges, recess power and plumbing for American-style fridge freezer, window overlooking the gated driveway, village scene and church beyond, integrated dishwasher, washing machine and tumble dryer, inset ceiling downlighting, counter display lighting, large feature tiled flooring with underfloor heating, window to side.

Living & Dining Room

With design feature of an exposed brick wall with log burning stove and oak mantle piece over, inset ceiling downlighting, pendant lighting, large feature tiled flooring with underfloor heating, power points and telephone points, window to side, wall-to-wall bi-folding doors leading out to entertaining terrace and garden.

First Floor Landing

With obscure window to side, stairs rising to second floor landing, inset ceiling downlighting, wall mounted heated contemporary radiator, fitted carpet, power points, doors to rooms.

Bedroom 1 – 24'2" x 13'10"

With window overlooking rear garden and farmland views beyond, inset ceiling downlighting, pendant lighting, wall mounted radiator, TV and power points, fitted carpet and door to:

En-suite

Comprising a large walk-in fully tiled and glazed shower cubicle with integrated twin head shower, close coupled WC, vanity mounted wash hand basin with mixer tap, full-tiled surround, obscure window to side, inset ceiling downlighting, extractor fan, wall mounted heated towel rail, tiled flooring.

Bedroom 2 – 14'9" x 14'2"

With window to front overlooking village and countryside scene and church, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet, door to:

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated twin head shower, vanity mounted wash hand basin with mixer tap, close coupled WC, full-tiled surround, wall mounted heated towel rail, obscure window to front, inset ceiling downlighting, extractor fan, tiled flooring.

Bedroom 4 – 14'4" x 11'4"

With his & hers wall-to-wall built-in wardrobes with hanging rails, shelves and storage within, window to side, pendant lighting, power points, wall mounted radiator, fitted carpet.

Family Bathroom

Comprising a free-standing rolled bath with mixer tap and shower attachment over, vanity mounted wash hand basin with mixer tap, close coupled WC, full-tiled surround, tiled flooring, wall mounted heated towel rail, electrically lit vanity mirror, obscure window to side, inset ceiling downlighting, extractor fan.

Second Floor Landing

With inset ceiling downlighting, fitted carpet, door to:

Bedroom 3 – 17'9" x 16'4"

With inset ceiling downlighting, Velux windows to rear overlooking farmland and countryside, wall mounted radiators, built-in storage with hanging rail and shelving, access to loft which is partially boarded with ladder, airing cupboard housing hot water cylinder and Vaillant gas boiler, door to:

Water Closet

Comprising a close coupled WC, vanity mounted wash hand basin with mixer tap, half-tiled surround, inset ceiling downlighting, extractor fan, tiled flooring, wall mounted heated towel rail.

OUTSIDE

The Front

The front of the property is approached via a block-paved driveway supplying off-street parking for 2-3 vehicles with security electric opening gate, retained by close boarded fencing and laurel hedging, access to storm porch and personnel gate to side leading through to:

Rear Garden

Laid completely to low maintenance with large entertaining terrace and artificial lawn, power for Jacuzzi, all retained by close boarded fencing, outside lighting, power and water point can be found, gate to side.



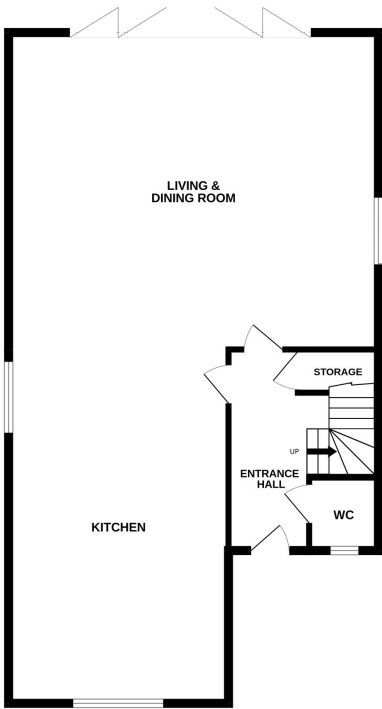
DETAILS

EPC

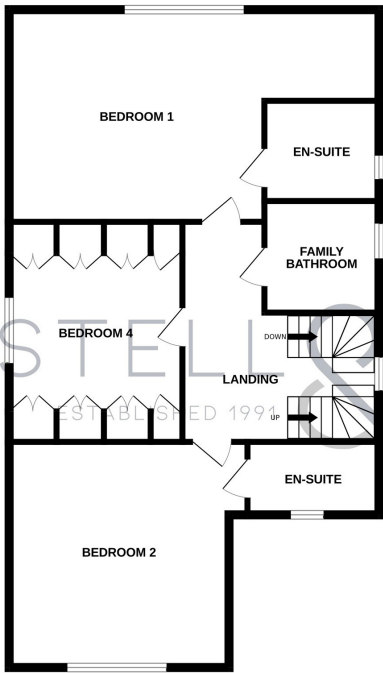
Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

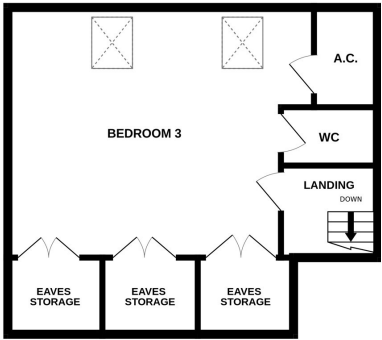
GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.



1ST FLOOR
938 sq.ft. (87.1 sq.m.) approx.



2ND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 2382 sq.ft. (221.3 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

Heathland is located in Great Easton, a charming village a few minutes drive to the North of Great Dunmow. Great Easton itself benefits from a popular Primary School and the Swan Public House with further facilities a short drive away. Dunmow is a thriving market town and further mainline rail links to London Liverpool Street can be found at Bishop's Stortford , Saffron Walden and Stansted Airport. Road links to the M11/M25 are also close at hand.

DIRECTIONS



FULL PROPERTY ADDRESS

Heathland, Great Easton, Dunmow, Essex, CM6 2HD

COUNCIL TAX BAND

Band F

SERVICES

Gas fired central heating & Underfloor heating,
Mains drainage and water

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 17/10/2025. 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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Want to change agent and get your property sold?

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

Interested in land acquisition?

Do you have a commercial property to sell or let?

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