

# PESTELL & Co

ESTABLISHED 1991



## NEWTON HALL CHASE, GREAT DUNMOW GUIDE PRICE: £435,000

NO ONWARD CHAIN | ONE/TWO BEDROOM MID-TERRACED | LOCATED ON THE PRESTIGIOUS GRADE II LISTED NEWTON HALL ESTATE | LARGE LIVING ROOM DINER | DOWNSTAIRS SHOWER ROOM | BEDROOM WITH EN-SUITE DRESSING ROOM | STUDY/BEDROOM 2 | CURRENTLY UNDER REFURBISHMENT TO INCLUDE A NEW KITCHEN | TWO ALLOCATED PARKING SPACES | PRIVATE TERRACE WALKING DISTANCE TO LOCAL AMENITIES

[WWW.PESTELL.CO.UK](http://WWW.PESTELL.CO.UK)

01371 879100

## THE PROPERTY

Located at the end of a private driveway supplying access to a handful of exclusive properties within the Newton Hall Estate. This stunning period property offers a wealth of charm. The ground floor offers large living accommodation with the main bedroom and en-suite and dressing room on the first floor. There is allocated parking for two vehicles, a private terrace and manicure garden to the front.



LIVING ROOM DINER  
21'1" X 12'8"

STUDY/BEDROOM 2  
13'11" X 10'7"

KITCHEN  
13'11" X 8'8"

SHOWER ROOM





FIRST FLOOR LANDING  
BEDROOM 1 14'5" X 12'8"  
EN-SUITE & DRESSING ROOM



WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?  
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100

With solid oak timber door opening into:

#### LIVING ROOM DINER – 21'1" X 12'8"

With a grand oak staircase leading up to the first-floor landing, ornate windows to front, wall mounted lighting, smoke alarm, oak flooring, wall mounted radiators with covers over and doors to rooms;

#### GROUND FLOOR SHOWER ROOM

Comprising a low-level WC with integrated flush, vanity mounted wash hand basin with mixer tap and tiled splashback, shower cubicle, electric shaving point, wall mounted radiator, window to rear and ceiling lighting.

#### KITCHEN – 13'11" X 8'8"

Comprising an array of eye and base level shaker style cupboards and drawers with complimentary oak block work surface, tiled splashback, stainless steel sink unit with mixer tap over, integrated Bosch washing machine, integrated Bosch dishwasher, Bosch electric hob with oven under and extractor fan above, integrated Bosch microwave, integrated fridge freezer, large storage cupboard housing fuse boards, window to rear and solid oak and glazed door out to rear terrace, tiled flooring, ceiling lighting, power points and wall mounted radiator.

#### BEDROOM 2/STUDY – 13'11" X 10'7"

With ceiling lighting, further wall mounted lighting, window to rear, wall mounted radiator, an array of TV, telephone and power points and fitted carpet.

#### FIRST FLOOR LANDING

A vaulted ceiling with exposed timbers, ceiling lighting, wall mounted radiator with cover over, fitted carpet and door leading into:

#### BEDROOM 1 – 14'5" X 12'8"

With an exposed timbered vaulted ceiling, ornate windows to front, wall mounted lighting, wall mounted radiator, power points, fitted carpet and door through to:

#### EN-SUITE & DRESSING ROOM

A very large en-suite comprising a panel enclosed bath with mixer tap and integrated shower above, vanity mounted wash hand basin with mixer tap and storage under, low-level WC with integrated flush, tiled flooring with underfloor heating, inset ceiling downlighting, Georgian bar window to rear, wall mounted radiator, built-in 4 door wardrobe with hanging rail and shelving, fitted carpet.







## THE LOCATION

The property is situated at the end of a no through drive supplying access to only a handful of properties within the Newton Hall Estate yet enjoying, within walking distance the local amenities of Great Dunmow including independently owned shops, hair dressers and beauty salons, coffee shops and restaurants. Additionally, Freeport Shopping Village and Bond Street within Chelmsford City Centre are only a short drive, as is the A120 and M11 supplying access to Cambridge and London. The independent schools of Felsted, Bishop's Stortford College and Chelmsford's NewHall are all within easy reach. Stansted Airport is easily accessible and mainline rail links to London Liverpool Street are located in Chelmsford, Bishop's Stortford and Stansted Airport.

GENERAL REMARKS & STIPULATIONS

Folio 3313

FULL ADDRESS

Plot 1 Newton Hall, Newton Hall Chase, Great Dunmow, CM6

SERVICES

Mains electric for heating and hot water and private drainage

LOCAL AUTHORITY

Uttlesford District Council, Council Offices, London Road, Saffron Walden CB11 4ER  
Tel: 01799 510510

COUNCIL TAX BAND

TBA

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



OFFICE OPENING TIMES

**7 days a week.** Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

IMPORTANT NOTICE

**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.

ESTABLISHING OURSELVES AS A LEADING LOCAL  
AGENT FOR 30 YEARS!!!

WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF  
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

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?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?