

Plot 2, Dovedale
High Wych
Sawbridgeworth
Herts CM21 0DT

Herts & Essex
Country Homes

ESTATE AGENTS • VALUERS • LAND ADVISORS



- 5 Bedrooms
- 4 Bath/Shower Room
- 4 Reception Rooms
- Fitted Kitchen & Utility Room
- Double Garage
- Landscaped Gardens
- Gated Development
- Village Centre Location

Price: £749,950

Folio: 12115 A brand new 5 bedroom detached family home with 4 luxury bath/shower rooms in an exclusive, gated development. Situated in the heart of the village of High Wych and only a short walk to the Manor of Groves Golf and Country Club with its superb gym and indoor swimming pool. The property is only a 5 minute drive to Harlow's mainline railway station which serves London Liverpool Street and Cambridge and is just 5 minutes' from Sawbridgeworth's town centre with a mainline railway station which also serves London Liverpool Street and Cambridge. Sawbridgeworth offers facilities for all your day to day needs, junior and senior schooling plus recreational facilities. The property is also an easy drive to the market town of Bishop's Stortford and the A414 which leads to the A10. The M11 can also be easily accessed and this leads into London and Cambridge.

Wright
& Co
Established 1981

Plot 2, Dovedale High Wych, Sawbridgeworth

Grange Builders are renowned for building homes of high quality and this exclusive family home benefits from 4 good sized reception rooms, 5 bedrooms, 4 luxury bath/shower rooms, large living room, separate dining room, playroom/office, conservatory, contemporary kitchen with separate utility room. There is also a downstairs w.c., double garage and parking for 3 cars. The property benefits from underfloor heating throughout, a 10 year NHBC guarantee, fully landscaped gardens, fitted carpets. The property also offers media connection and a high level of eco friendly features. In brief the accommodation comprises:

Covered entrance with outside downlighting, Indian sandstone slope up to oak panelled wooden door leading to:

Entrance Hall

With two sash windows to front aspect, carpeted turned staircase to first floor, large useful understairs storage cupboard with manifolds for underfloor heating.

Downstairs W.C.

Comprising a flush w.c., vanity wash hand basin with monobloc mixer tap, opaque double glazed window to side, complementary tiled walls and floor.

Living Room

18' x 14' with two sash windows to side, French glazed doors leading through to conservatory, feature stone fireplace with cast iron log burner, media connection, fitted carpet.

Conservatory

21'6 x 10' offering a fabulous view over the garden with twin French doors leading to rear patio, ceramic tiled flooring, archway leading through to:

Contemporary Kitchen/Breakfast Room

18'10 x 10'6 comprising cream shaker style units with granite work surfaces, upstands, shelving and backer, five-ring gas Neff hob with stainless steel and glass extractor hood over, Neff built-in double oven, integrated dishwasher, Villeroy & Boch inset sink with monobloc mixer tap, further removable head tap, low voltage lighting, sash window to rear overlooking the garden, ceramic tiled flooring, media connection point, breakfast bar area.



Utility Room

9'6 x 6'4 with cream matching base and eye level units, granite work surfaces and upstands, inset Blanco stainless steel sink with monobloc mixer tap, recess for washer/dryer, recess for American style fridge/freezer, built-in wine rack, gas boiler supplying domestic hot water and heating throughout, low voltage lighting, ceramic tiled flooring, half glazed, double glazed door to side.

Dining Room

14' x 12'9 measured into feature UPVC double glazed bay window to front, fitted carpet.

Playroom/Office

12' x 11'8 with UPVC double glazed sash window to rear, fitted carpet.

First Floor Part Galleried Landing

UPVC double glazed window to front, low voltage lighting, airing cupboard with pressurised cylinder and shelving, fitted carpet, built-in storage cupboard.

Bedroom 1

16'10 x 11'10 with a UPVC double glazed window to rear overlooking garden, media connection points, fitted carpet.

Luxury En-Suite Shower Room

Comprising a shower cubicle with a glazed screen and low level tray, wall mounted designer shower with ceiling head, travertine tiled walls and flooring, fitted mirror, vanity sink unit with monobloc mixer tap and cupboards beneath, flush w.c. with concealed flush, UPVC double glazed opaque window to rear.



Bedroom 2

14'4 x 10'8 with a UPVC double glazed window to rear, fitted carpet.

En-Suite Shower Room

Comprising a shower cubicle with a glazed screen and low level tray, wall mounted shower with ceiling head, ¾ tiled walls and ceramic tiled flooring, flush w.c. with a concealed flush, wall mounted wash hand basin with vanity unit beneath, low voltage lighting, UPVC double glazed opaque sash window to side.

Bedroom 3

14'2 x 10'8 with a UPVC double glazed window to front, fitted carpet.

Family Bathroom

Comprising a Villeroy & Boch panel enclosed bath with mixer tap, wall mounted shower, wall mounted wash hand basin with monobloc mixer tap and vanity unit beneath, flush w.c. with surface mounted flush, fitted mirror, low voltage lighting, opaque double glazed window to front, heated towel rail, ¾ tiled walls, ceramic tiled flooring.

Second Floor Landing

With Velux window to rear, cupboard housing heat recovery system, fitted carpet.

Bedroom 4

15'10 x 13' with a window to rear, fitted carpet.

Bedroom 5

15'10 x 8'8 with access to loft space, window to rear, fitted carpet.

Family Shower Room

A corner shower cubicle with a glazed screen and wall mounted shower, wash hand basin with monobloc mixer tap and vanity unit, shelving, flush w.c. with concealed cistern, Velux window to front, ceramic tiled flooring, heated towel rail.

Outside

The Rear

The property enjoys a landscaped rear garden. To the rear of the property is an Indian sandstone paved patio area which extends to side of the property. There is also a pathway leading to the front via a wooden gate. The garden is surrounded by red brick walling and fencing

and has landscaped beds. There is outside lighting and a cold water tap.

Front

The property enjoys a driveway with parking for 3 cars leading to

Double Garage

With double up and over electronic doors, water softener.

Local Authority:

To be advised.

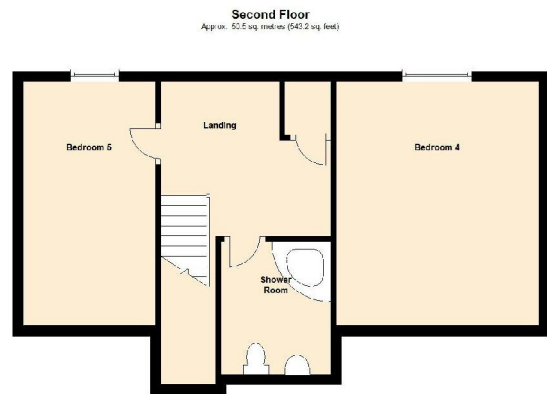
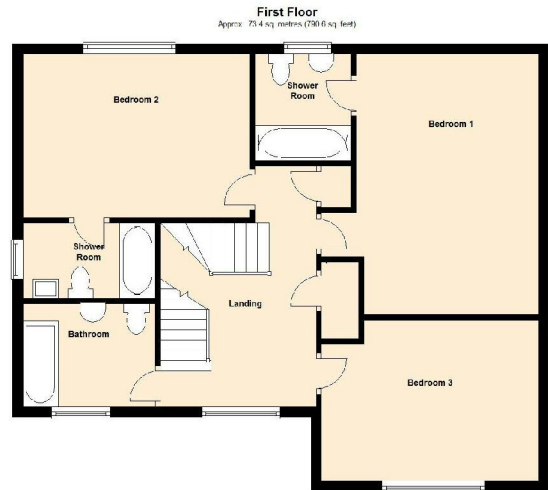
Viewing:

Strictly by appointment with WRIGHT & CO

Agent:

Open 7 days.





NOTE: THESE DETAILS DO NOT FORM THE BASIS OF A CONTRACT OF SALE.

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