

4 Dovedale
High Wych
Sawbridgeworth
Herts CM21 0DT

Herts & Essex
Country Homes

ESTATE AGENTS • VALUERS • LAND ADVISORS



- 5 Bedrooms
- 4 Bath/Shower Rooms
- Gated Development
- Village Centre Location
- Double Garage
- Corner Plot

Folio: 12037 A brand new detached five bedroom, four bathroom family home in an exclusive, gated development in the middle of the village of High Wych and virtually opposite the Manor of Groves golf and country club with its superb gym and indoor swimming pool. The property is only a five minute drive from Harlow's mainline railway station which leads to both London Liverpool Street and Cambridge. 4 Dovedale is situated approximately 1 mile from Sawbridgeworth with its facilities for all your day to day needs, schooling and recreational facilities plus being within an easy drive of the market town of Bishop's Stortford. There is easy access to the A414 which leads to the A10 and the M11 leading to the M25.

Price: £765,000

Wright
& Co
Established 1981

4 Dovedale

High Wych, Sawbridgeworth

Grange Builders are renowned for building homes of high quality and the home offers 5 bedrooms, 4 luxury bathrooms, large living room, separate dining room, playroom/office, conservatory and a high gloss contemporary kitchen/breakfast room and separate utility. There is also a double garage, parking for 4 cars, underfloor heating and a 10 year NHBC guarantee. In brief the accommodation comprises:

Covered entrance with low voltage downlighting, Oak front door with double windows to side leading to:

Spacious Entrance Hall

With carpeted turned staircase to first floor, security entrance system, low voltage lighting, understairs cupboard housing manifolds for underfloor heating, fitted carpet.

Downstairs Cloakroom

A contemporary suite with flush w.c., vanity wash hand basin with monobloc mixer tap, heated towel rail, sash window to front, tiled splashback, low voltage lighting, ceramic tiled flooring.

Living Room

18' x 14'8 with two sash windows to two side aspects, lamp sockets and media cabling. A feature of this room is the natural stone fireplace with a cast iron log burner. Double opening doors leading through to:

Conservatory

23'4 x 10'2 a brick and UPVC construction with two sets of French doors leading to rear patio, porcelain tiled floor with underfloor heating, archway leading through into:

Kitchen/Breakfast Room

18'10 x 10'6 a contemporary high gloss kitchen with solid granite work surfaces, five-ring gas Neff hob with stainless steel and glass extractor hood over, built-in double oven, grill and microwave, stainless steel wine chiller, Villeroy & Boch china sink with mixer tap and separate hand held tap, integrated dishwasher, integrated recycling bins, sash window to rear overlooking the garden, low voltage lighting, breakfast bar area, porcelain tiled flooring.



Utility Room

9'6 x 6'4 with UPVC double glazed door to side, matching high gloss handleless units with granite work surfaces, inset stainless steel sink with mixer tap, washing machine and tumble dryer, stainless steel American style fridge/freezer.

Dining Room

14'2 x 12'10 with a feature sash bay window to front, underfloor heating, fitted carpet.

Playroom/Office

14'4 x 11'10 with sash window to rear, underfloor heating.

First Floor Galleried Landing

With secondary staircase to second floor, sash window to front, airing cupboard with bespoke shelving and pressurised cylinder.

Bedroom 1

17' x 14'10 with fitted carpet, sash window to rear overlooking the garden, underfloor heating.

Luxury En-Suite Shower Room

A modern suite with a glazed shower cubicle, wall mounted designer head and further hand held shower, tiled recess, heated towel rail, flush w.c., pedestal wash hand basin with monobloc mixer tap, vanity units with granite work surfaces over, complementary tiled surrounds, mirror, sash window to rear.

Bedroom 2

14'4 x 11' with sash window to rear overlooking the garden, underfloor heating.



Luxury En-Suite Shower Room

A contemporary suite with a large shower tray and glazed screen, wall mounted shower with further hand held shower, Villeroy & Boch vanity sink unit with monobloc mixer tap, Villeroy & Boch flush w.c. with surface mounted flush, complementary tiled surrounds, mosaic tiles to shower, integrated mirror, sash window to side, ceramic tiled flooring.

Bedroom 3

14' 2 x 10'6 with sash window to front, fitted carpet, underfloor heating.

Family Bathroom

A white suite comprising a panel enclosed bath with mixer tap, wall mounted shower and glazed screen, Villeroy & Boch vanity sink unit with monobloc mixer tap, Villeroy & Boch flush w.c., ¾ tiled surrounds, surface mounted flush w.c., integrated mirror, low voltage lighting, sash window to front, ceramic tiled flooring.

Second Floor Landing

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

Bedroom 4

15'10 x 12'10 with UPVC double glazed window to rear, fitted carpet with underfloor heating.

Bedroom 5

15'10 x 8'8 with UPVC double glazed window to rear, fitted carpet with underfloor heating.

Shower Room

A modern suite with a curved glazed shower unit with wall mounted shower, flush w.c., wash hand basin with monobloc mixer tap, granite work surface with vanity units beneath, heated towel rail, Velux window to front, ceramic tiled flooring.

The Rear

The property enjoys an 'L' shaped rear garden with a large Indian sandstone patio area which is ideal for outside entertaining and barbecuing. The rear garden is mainly laid to lawn and has landscaped stocked borders and trees with a pathway that continues to the side of the property. There is a gate leading to the front of the property and a small lawned area to the side of the garage. There is outside lighting and a cold water tap.

The Front

To the front of the property there is a driveway with parking for 4 cars.

Double Garage

With electronically operated roller shutter doors, eaves storage, power and light laid on, cold water tap and gas boiler.

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.

"The Old Post Office" • 4-6 Church Street • Sawbridgeworth • Herts • CM21 9AB

Telephone: 01279 600400

Fax: 01279 600321

Email: info@wright-co.co.uk

Web Site: www.wright-co.co.uk

Partners: J. P. Wright FNAEA P. S. Donovan FNAEA R. J. Williams MNAEA B. J. Wright D. Eng (Hons)

Associate Partners: S. M. Stark T. P. Wright