



HIGH STREET, GREAT DUNMOW

GUIDE PRICE – £895,000

- 4 DOUBLE BEDROOM DETACHED HOUSE
- CHARACTERFUL ACCOMMODATION
- SPACIOUS LIVING ROOM
- KITCHEN WITH SEPARATE DINING ROOM
- 2 EXISTING BARNs CURRENTLY USED AS GARAGING AND STORAGE. EV—CHARGER SUPPLIED
- EN-SUITE TO PRINCIPAL BEDROOM
- OFF-STREET PARKING
- FORMAL GARDEN LAID TO ENTERTAINING PATIO AND LAWN
- WALKING DISTANCE TO LOCAL AMENITIES
- PLANNING PERMISSION FOR NEW 3 BEDROOM DETACHED DWELLING (APPROX. 1,560 SQ FT)

We are pleased to offer this Victorian 4 double bedroom detached property located in the heart of Great Dunmow. The ground floor accommodation offers characterful living spaces of living room, separate dining room, kitchen, home office, utility/pantry room and a ground floor WC. The first floor enjoys 4 double bedrooms, with an en-suite to the principal bedroom and a four piece family bathroom. Externally, the property benefits from off-street parking, a detached barn with planning permission to demolish and replace with a new 3 bedroom dwelling (approximately 1,560 sq ft) and the renovation of an existing outbuilding. Formal gardens laid to entertaining patio and lawn with well-stocked shrub and herbaceous flower beds.





With timber and glazed front door opening into:

Entrance Hall

With stairs rising to first floor landing, understairs storage cupboard, wall mounted radiator, fitted carpet, doors to rooms.

Home Office 11'8" x 10'1"

With large window to front, ceiling lighting, wall mounted radiator, feature marble fireplace, power points and fitted carpet.

Dining Room 12'1" x 10'9"

With window to front, large bay window to side, feature gas fireplace, ceiling lighting, power points, wall mounted radiator, exposed timber flooring.

Living Room 20'3" x 16'0"

With sliding sash windows to both front and rear aspects, feature log burning fireplace with ornate surround, high ceilings with ornate cornice, wall mounted lighting, wall mounted radiators, TV and power points, fitted carpet.

Kitchen

Comprising an array of eye and base level cupboards and drawers with complimentary granite worksurface and splashback, twin porcelain sink with single drainer and mixer tap, 4-ring Neff electric hob with Miele oven beneath, integrated dishwasher, integrated fridge, ceiling lighting, tiled flooring, alcove with Georgian bar French doors to courtyard garden with ceiling lighting and rolled radiator, partially vaulted ceiling with ceiling and wall mounted lighting, timber panel and glazed door with beaded sidelights, further rolled radiator, doors to rooms.

Utility/Pantry 8'4" x 4'7"

With wall mounted Viessmann boiler, recess power and plumbing for washing machine, recess and power for freezer, windows on 2 aspects, ceiling lighting, power points and tiled flooring.

Boot Room

With water softener, window to side, ceiling lighting, cupboard housing fuseboard and electric meter, wall mounted radiator, tiled floor and door to:

Cloakroom

Comprising a close coupled WC, wall mounted wash hand basin with mixer tap, windows to both side and rear aspects, ceiling lighting, display fireplace, wall mounted radiator, tiled flooring.

First Floor Landing

With Georgian bar window looking through to Great Dunmow's High Street, ceiling lighting, wall mounted radiator, fitted carpet, door and steps leading up to storage attic, further alcove bookcase and doors to rooms.

Bedroom 1 - 16'2" x 10'2"

With sliding sash window overlooking rear garden and barns beyond, ceiling lighting, wall mounted radiator, power points, fitted carpet, door and steps leading to:

En-suite 13'7" x 5'9"

Comprising a panel enclosed bath with mixer tap and tiled surround, wall mounted wash hand basin with mixer tap, low level WC with integrated flush, obscure windows to side, further window to rear, storage cupboard, ceiling lighting, extractor fan, tiled flooring.

Bedroom 2 - 16'2" x 10'1"

With sliding sash window to front, ceiling lighting, wall mounted radiator, built-in storage and shelving, power points and fitted carpet.

Bedroom 3 - 12'2" x 11'3"

With Georgian bar window to front, ceiling lighting, decorative fireplace, built-in double wardrobe, exposed timber flooring, pedestal wash hand basin with twin taps, power points, wall mounted radiator.

Bedroom 4 - 11'10" x 10'1"

With window to front, ceiling lighting, wall mounted radiator, built-in storage cupboard, power points and fitted carpet.

Family Bathroom 13'2" x 7'9"

Comprising a four piece suite of panel enclosed bath with mixer tap, fully tiled and glazed shower cubicle with integrated shower, close coupled WC, wall mounted wash hand basin with mixer tap and vanity mirror above, window to rear, ceiling lighting, tiled flooring.

OUTSIDE

The Front

The front of the property is approached via a beautifully screened Yew hedge with archway leading to paved pathway to front door, low maintenance shingle with hedged border, further driveway to side supplying access to parking and a detached barn with planning permission to demolish and replace with a new 3 bedroom dwelling (approximately 1,560 sq ft) and the renovation of an existing outbuilding, power and lighting, all retained via close boarded fencing and opening through to:

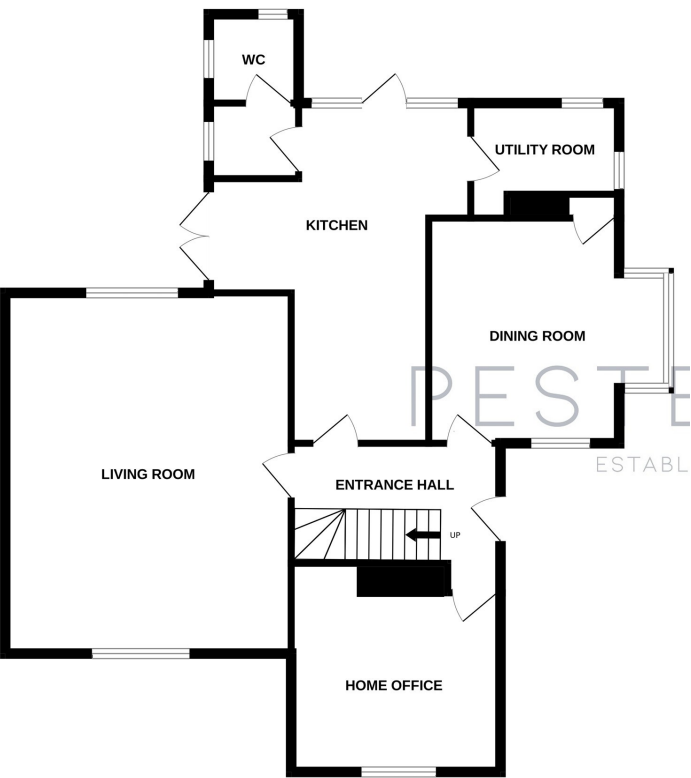
Formal Garden

Split into sections of block-paved entertaining patio and lawn, well-stocked shrub and herbaceous flower beds, brick walling, hedging and fencing to the perimeters with feature cherry tree, outside lighting and water point can also be found.

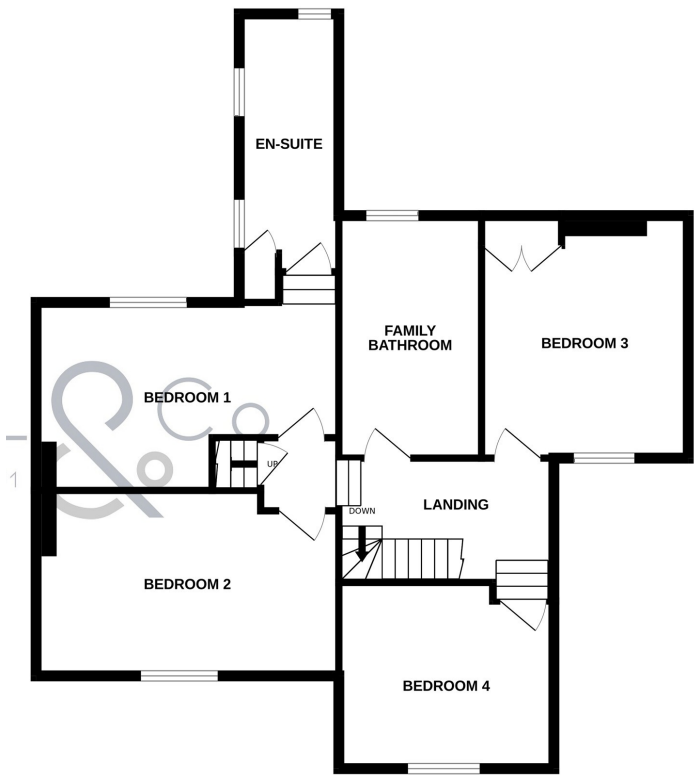


MAIN HOUSE FLOORPLAN:

GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.



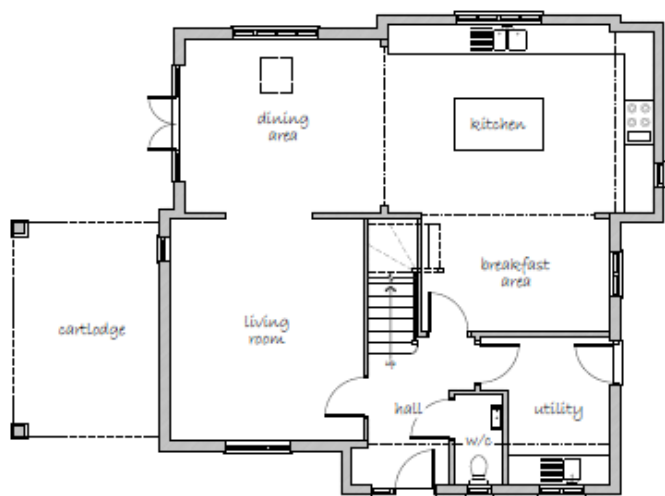
1ST FLOOR
854 sq.ft. (79.3 sq.m.) approx.



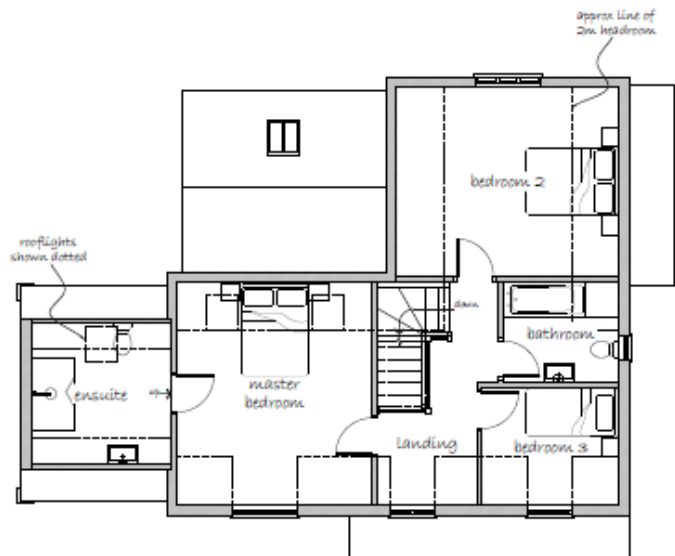
TOTAL FLOOR AREA : 1825 sq.ft. (169.6 sq.m.) approx.

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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PROPOSED DWELLING FLOORPLANS:



Proposed Ground Floor Plan - 1:100



Proposed First Floor Plan - 1:100

PROPOSED DWELLING ELEVATIONS:



Proposed East Elevation - 1:100



Proposed South Elevation - 1:100



Proposed West Elevation - 1:100



Proposed North Elevation - 1:100

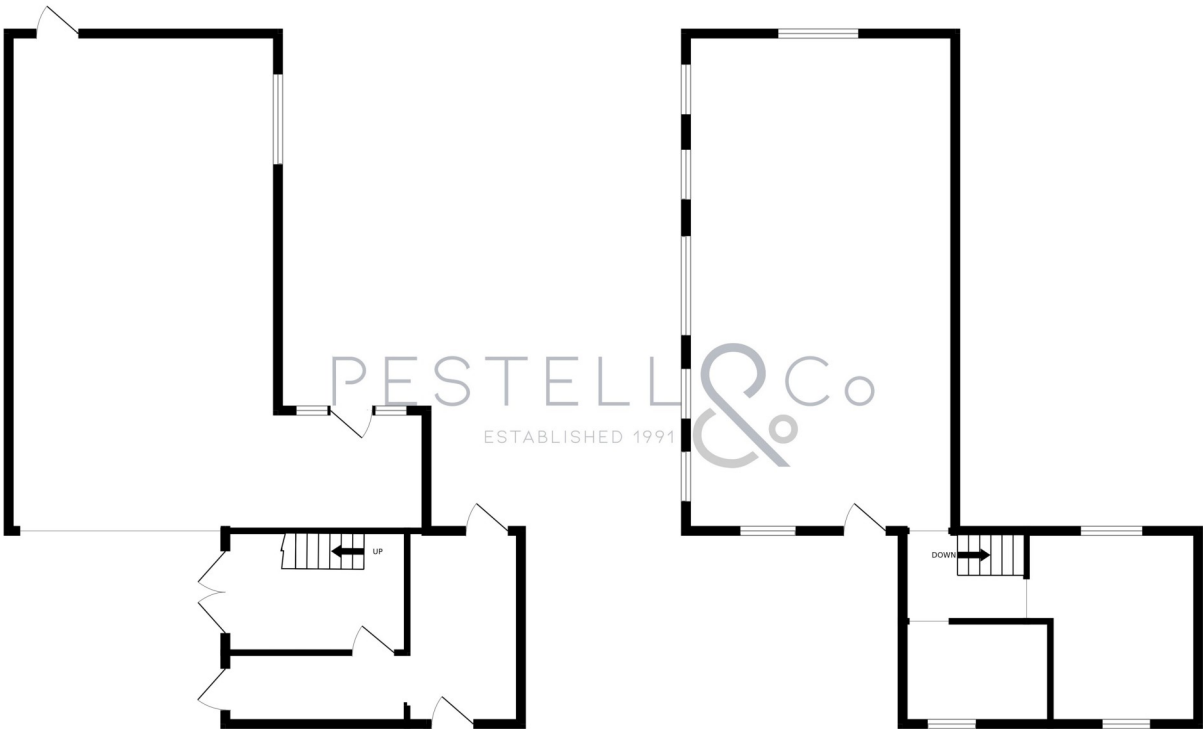
EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

EXISTING BARNS FLOORPLAN:

GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.

1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.

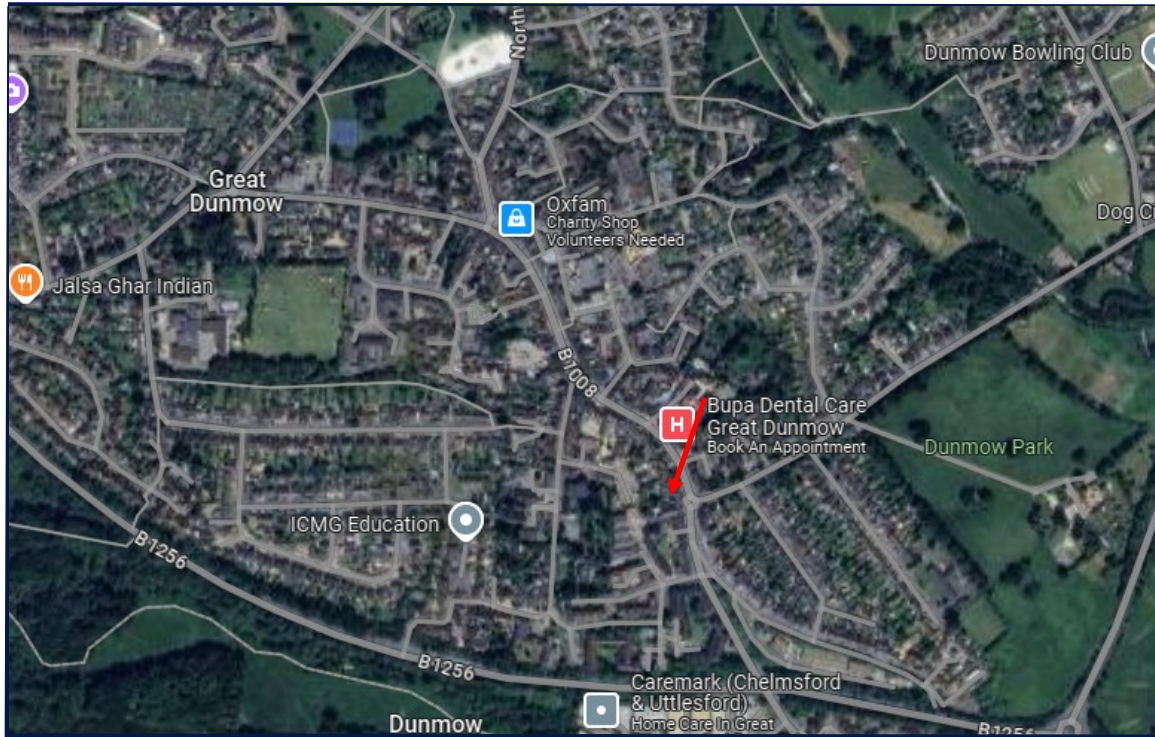


TOTAL FLOOR AREA: 1435 sq.ft. (133.4 sq.m.) approx.
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GENERAL REMARKS & STIPULATIONS

High Street is located within Great Dunmow town centre, which offers schooling for both Junior and Senior year groups, boutique shopping and recreational facilities within walking distance. High Street, Great Dunmow 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

Peppers, 74 High Street, Great Dunmow, Essex,
CM6 1AP

COUNCIL TAX BAND

Band G

SERVICES

Gas fired central heating, mains drainage and
water

LOCAL AUTHORITY

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

AGENTS NOTE: We believe the information provided in this brochure is accurate as of the date 14/09/2026. 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

ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 33 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT 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?

Do you have a commercial property to sell or let?

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