PESTELL & Co

ESTABLISHED 1991









BROOKFIELD FARM WAY, WOODLANDS MEADOW
GUIDE PRICE - £680,000

- NO ESTATE MANAGEMENT FEES
- ***100% SDLT CONTRIBUTION***
- NHBC AWARD WINNING DEVELOPMENT
- 1679 SQ FT - 3 STOREY 4 BEDROOM EXECUTIVE HOME
- PAULA ROSA KITCHEN WITH FITTED APPLIANCES
- VAST FAMILY ACCOMMODATION
- ROCA SANITARYWARE THROUGHOUT THE BATHROOM AND TWO EN-SUITES
- FITTED CARPETS AND WINDOW DRESSINGS
- PATIO AND TURFED WEST FACING GARDENS
- DETACHED GARAGE, CARPORT AND DRIVEWAY

100% SDLT CONTRIBUTION The Alnwick is a stylish three bedroom detached property with first floor home office/bedroom 4. There is a large Kitchen Dining room with bi-fold doors that lead into the west facing garden perfect for those summer days and evenings, separate utility, and living room with fireplace. The bedroom accommodation boasts two bedrooms with en-suites, and two further bedrooms sharing a bathroom. Externally, plot 3 offers a large west facing rear garden, off street parking for three vehicles that is partially covered by a carport and a detached garage.



















Ground Floor

Living Room 20'10" x 12'9"
A large room featuring window to front and French doors to Dining Room. The focal point within the room is a quality stone fireplace with open gas flame fire. The room also benefits from TV and CAT 5 cabling points, fitted carpet and window dressings.

Kitchen Diner 20'11" x 10'7"
A spacious Paula Rosa Manhattan fitted kitchen benefiting from quality integrated appliances and a range cooker. Sink with mixer tap. Windows to side aspect, further bi-folding doors to rear garden. Tiled flooring and door to;

Utility Room 7'10" x 5'10"
With matching fitted cupboards and worksurface keeping all the laundry appliances in one place. Under sunk sink unit with mixer tap, tiled flooring, window and door to rear garden.

Cloakroom 7'6" x 5'0"
Comprising Roca sanitaryware and built-in wash basin storage unit. Half tiled surround and tiled floor.

1st Floor

Bedroom 1 13'10" x 12'9"
With windows to front, ceiling lighting, fitted carpet. Door to:

En-suite 12'9" x 5'4"
Comprising a three-piece suite of an enclosed shower cubicle with an Aqualisa thermostatic control unit. Wash hand basin with integrated storage cupboards under. Touch lit mirror. Close coupled WC. Chromium heated towel rail. Full tiled surround. Obscure window to rear.

Bedroom 2 14'4" x 11'10"
With windows to front, ceiling lighting, fitted carpet. Door to:

En-suite 11'3" x 4'9"
Comprising a three-piece suite of an enclosed shower cubicle with an Aqualisa thermostatic control unit. Wash hand basin with integrated storage cupboards under. Touch lit mirror. Close coupled WC. Chromium heated towel rail. Full tiled surround. Obscure window to rear.

2nd Floor

Bedroom 3 12'7" x 11'11"
With dormer window to front and Velux windows to rear. Ceiling lighting and fitted carpet.

Home Office / Bedroom 4 13'1" x 7'3"
With dormer window to front aspect, ceiling lighting and fitted carpet.

Bathroom 8'4" x 5'8"
Comprising a three-piece suite of a panel enclosed bath with mixer tap and shower attachment. Wash hand basin with integrated storage cupboards under and touch lit mirror above. Close coupled WC. Chromium heated towel rail. Full tiled surround. Velux windows to rear.

OUTSIDE

Garden, Garage and Parking
The large west facing rear garden is fully turfed with an entertaining patio area. Path and personnel gate leading to driveway and further personnel door into the garage that enjoys having power. The brindle block driveway and carport is large enough for 3 average sized motor vehicles.







DETAILS

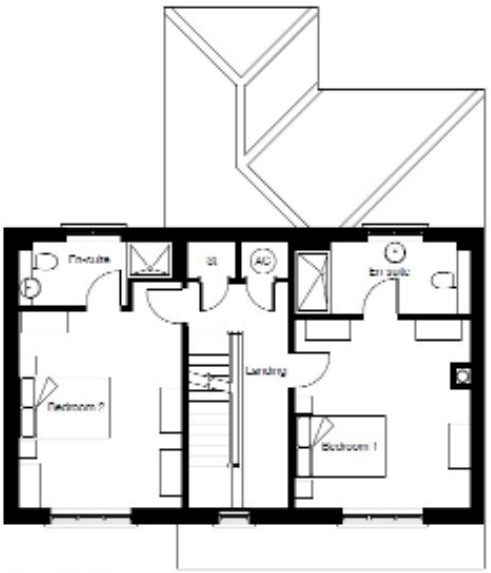
EPC:

TO FOLLOW

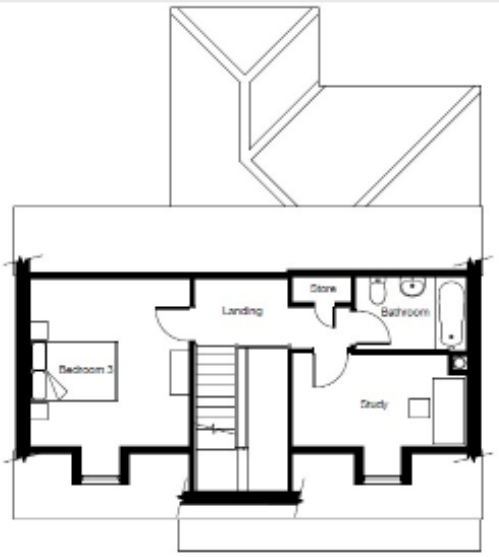
FLOOR PLAN:



Ground Floor



First Floor



Second Floor

GENERAL REMARKS & STIPULATIONS

Woodlands Meadow, on the edge of Great Dunmow, offers close proximity to schooling for both Junior and Senior year groups, boutique shopping and recreational facilities. Woodlands Park 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

Plot 3 Alnwick, Brookfield Farm Way, Woodlands Meadow, Great Dunmow, Essex, CM6 1XZ

COUNCIL TAX BAND

Band TBC

SERVICES

Gas fired central heating, mains drainage & water

LOCAL AUTHORITY

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

AGENTS NOTE: We believe the information supplied in this brochure is accurate as of the date 09/10/2026. 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.

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ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 35 YEARS!



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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?