PESTELL & Co

ESTABLISHED 1991









BROOKFIELD FARM WAY, WOODLANDS MEADOW
GUIDE PRICE - £1,047,500

- ***100% SDLT CONTRIBUTION***
- NHBC AWARD WINNING DEVELOPMENT
- THE FLAGSHIP 3 STOREY 6 BEDROOM EXECUTIVE HOME
- TRADITIONALLY BUILT HOUSE
- VAST FAMILY ACCOMMODATION
- PAULA ROSA KITCHEN WITH FITTED APPLIANCES
- ROCA SANITARYWARE THROUGHOUT
- FITTED CARPETS AND WINDOW DRESSINGS
- PATIO AND TURFED GARDENS
- DETACHED DOUBLE GARAGE WITH DRIVEWAY

100% SDLT CONTRIBUTION The Windsor is the flagship house type at Woodlands Meadow with exceptional finishes and quality throughout. This impressive five double bedroom home benefits from three ensuites and a family bathroom. The Kitchen and breakfast room leads into the separate dining and glazed family room that in turn leads to the south-west facing garden with it's woodland views. The large living rooms boast a bay window and stone fireplace, whilst the first floor offers a home office/ bedroom 6! Externally, plot 114 offers a block paved parking for the whole family along with double garage. A large turfed rear garden with paved entertaining patio is ideal to pass a summers evening with friends and family.



















Ground Floor

Dining Room, (13'11" x 10'5")
A feature bay window to front with window dressings, further window to side, fitted carpet, power points and twin doors to Kitchen Breakfast Room.
Living Room, (19'4" x 13'11")
A large room feature bay window to front and French doors to Family Sun 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.
Family Sun Room, (17'0" x 9'3")
Fully glazed on the two garden aspects with French doors leading to rear entertaining patio and garden beyond. Vaulted ceiling with ceiling lighting. Tiled flooring and twin doors to:
Kitchen Breakfast , (19'7" x 15'3")
A spacious Paula Rosa Manhattan fitted kitchen benefiting from quality integrated appliances and a range cooker. Matching return units with breakfast bar. Stainless steel sink with mixer tap. Windows to side aspect and doors to hallway and dining room. Tiled flooring and door to:
Utility Room, (9'11" x 6'5")
With matching fitted cupboards and worksurface keeping all the laundry appliances in one place. Under sunk sink unit with mixer tap, tiled flooring, door and window to rear garden. Door to:
Cloakroom, (6'5" x 5'1")
Comprising Roca sanitaryware and built-in wash basin storage unit. Half tiled surround, window to side and tiled floor.

1st Floor

Bedroom 1 - (16'8" x 15'4")
With windows to side and rear aspects, ceiling lighting, fitted carpet, door to:
En-suite, (9'11" x 9'7")
Comprising a four-piece suite of an enclosed shower cubicle with an Aqualisa thermostatic control unit. Twin wash hand basin with integrated storage cupboards under and touch lit mirror above. Panel enclosed bath with mixer tap and shower attachment. Close coupled WC. Chromium heated towel rail. Full tiled surround. Obscure window to side.
Bedroom 3 – (12'9" x 12'8")
With window to front aspect, ceiling lighting and fitted carpet. Personnel door to:
Bathroom, (10'3" x 6'4")
A generously proportioned three-piece suite with Roca sanitaryware comprising a panel enclosed bath with mixer tap and shower attachment. Wash hand basin with integrated storage cupboard under. Close coupled WC. Chromium heated towel rail. Full tiled surround. Obscure window to rear.
Bedroom 5 – (13'11" x 9'7")
With windows to front and side aspects, ceiling lighting and fitted carpet.
Home Office / Bedroom 6 - (8'5" x 7'10")
With window to front aspect, ceiling lighting and fitted carpet.

2nd Floor

Bedroom 2 - (14'1" x 9'1")
With dormer window to front. Dressing area with Velux window. Ceiling lighting and fitted carpet. Door to:
En-suite,(14'1'' x 4'2'')
Comprising an enclosed shower cubicle with an Aqualisa thermostatic control unit. Wash hand basin with integrated storage cupboard under. Close coupled WC. Chromium heated towel rail. Half tiled surround. Velux window to rear.
Bedroom 4 - (14'1" x 9'1")
With dormer window to front and further window to side. Ceiling lighting and fitted carpet. Door to:
En-suite, (14'1'' x 4'2'')
Comprising an enclosed shower cubicle with an Aqualisa thermostatic control unit. Wash hand basin with integrated storage cupboard under. Close coupled WC. Chromium heated towel rail. Half tiled surround. Velux window to rear.

OUTSIDE

Garden, Garage and Parking
The large south-west facing rear garden is fully turfed with an entertaining patio area with woodland views. Path and personnel gate leading to driveway and further personnel door into the double garage that enjoys having power. The brindle block driveway is large enough for 4 average sized motor vehicles.





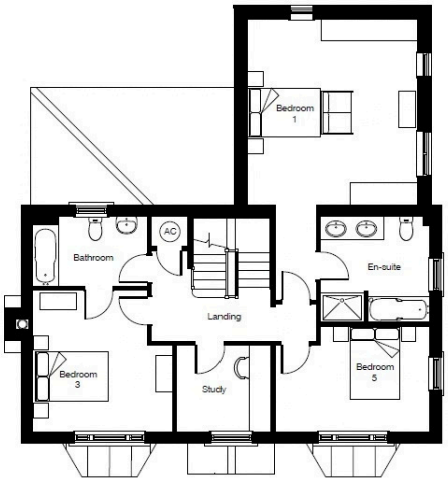


DETAILS

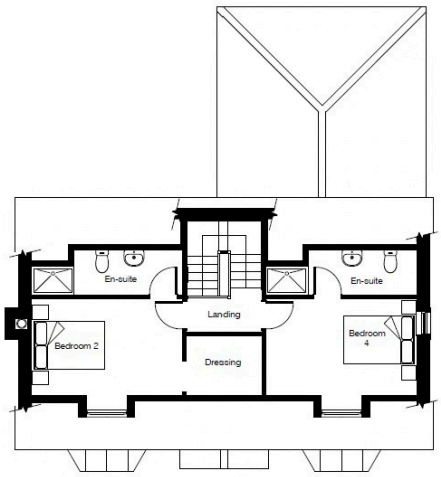
EPC:

TO FOLLOW

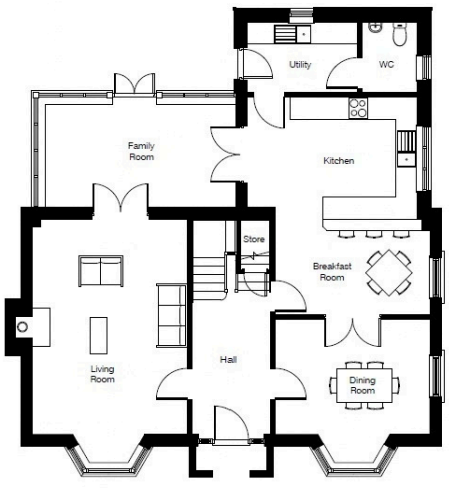
FLOOR PLAN:



First Floor



Second Floor



Ground 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 114 Windsor, 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.

PESTELL & Co

ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 35 YEARS!



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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?