



# Dexter House

Bushett Rise, Little Bardfield, Essex



BNP PARIBAS GROUP

## A contemporary five bedroom property with swimming pool and 2.4 acres in a desirable Essex location

An impressive, energy-efficient family home offering generously-proportioned accommodation ideal for indoor-outdoor living. It forms part of an exclusive development amidst open countryside on the outskirts of Great Bardfield.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**4 BATHROOMS**



**GARAGE  
POOL  
OFFICE**



**2.4 ACRES**



**FREEHOLD**



**RURAL/  
VILLAGE**



**3,902 SQ FT**



**GUIDE PRICE  
£1,750,000**



### The property

Dexter House is a contemporary family home offering 3,902 sq ft of light-filled, flexible accommodation arranged in a U shape predominantly over a single floor. Configured to provide an elegant and practical living and entertaining environment, the property provides energy-efficient modern amenities, quality fixtures and fittings, and neutral décor throughout.

The accommodation flows from a welcoming L-shaped reception hall with useful storage, patio doors to the courtyard, a fitted utility room with cloakroom and a boot room with access to the integral garage. It briefly comprises an extensive vaulted kitchen/breakfast area that opens through to the dining and sitting room. The kitchen/breakfast area provides a range of bespoke wall and base units, a breakfast bar, worktops, modern integrated appliances, and a walk-in pantry. The remaining space is ideal for entertaining, with an open plan dining and sitting area, separated by a freestanding chimney breast incorporating a modern double-sided fireplace, five sets of patio doors to the courtyard and garden flooding the whole area with

natural light. Sliding pocket doors open from the kitchen/breakfast room into a more cozy family room with bespoke storage, a contemporary fireplace and patio doors to the garden.

The ground floor bedroom wing features a principal bedroom with patio doors to the garden, a fitted dressing room, and an en suite bathroom with twin sinks, a freestanding bath, and a separate shower. There are three further double bedrooms on the ground floor—one with an en suite shower room and another with patio doors to the garden—along with a family bathroom that includes a freestanding bath and separate shower. All ground floor bedrooms have fully fitted air conditioning.

Stairs rise from the reception hall to a first floor bedroom with an en suite shower room and bi-fold doors to a private balcony overlooking the garden.



## Outside

Set at the end of a small exclusive development, behind its own private electric gated entrance, the property is approached over a gravelled driveway providing private parking, giving access to the integral double garage, and opening to a Zen-styled paved front courtyard. The well-maintained wraparound garden is laid mainly to level lawn and features paved terraces, one part-covered by a pergola and with a swimming pool and adjacent pool house. Ideal for entertaining and al fresco dining and enjoying far-reaching views over neighbouring countryside. There is also a fully air-conditioned separate office in the grounds.

The grounds extend to over 2 acres and much is left as lawns, ideal for grazing with a second access point direct into the back pasture area.

## Location

The property is close to the picturesque village of Great Bardfield which has two popular public houses, several shops including, a Co-op store, butcher and The Blue Egg Gift Shop, Cafe and Play Paddock. The attractive market towns of Thaxted, Saffron Walden, Great Dunmow and Braintree are all within easy reach and provide a comprehensive range of retail and leisure facilities. Bishops Stortford mainline station provides frequent services to London Liverpool Street (55mins). The property is also convenient for Stansted Airport which offers domestic and international flights and frequent rail links to London and Cambridge. The area is well-served by schools including Felsted, KEGS, Chelmsford County High School for Girls and those in Saffron Walden and Cambridge.



## Distances

- Great Bardfield under 1 mile
- Finchingfield 3.7 miles
- Great Dunmow 6.4 miles
- Saffron Walden 14.2 miles
- Chelmsford 19.3 miles

## Nearby Stations

- Bishops Stortford
- Stansted Airport

## Nearby Schools

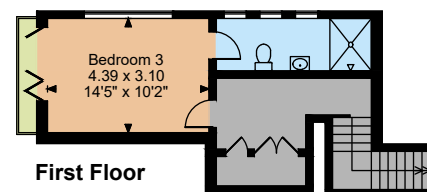
- Great Bardfield School
- Felsted School
- King Edward Grammar School for boys
- Chelmsford County High School for girls
- Gosfield School
- St Margaret's Preparatory School



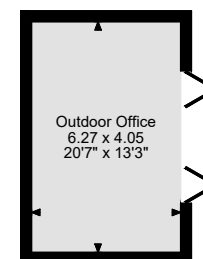




Ground Floor



First Floor



## Floorplans

Main House internal area 3,902 sq ft (362 sq m)

Garage internal area 563 sq ft (52 sq m)

Pool House internal area 273 sq ft (25 sq m)

Total internal area 4,738 sq ft (440 sq m)

For identification purposes only.

## Directions

CM7 4FH

**what3words:** ///tastings.crescendo.mock - brings you to the driveway

## General

**Local Authority:** Braintree District Council

**Services:** Air source heat pump, bore hole water, shared private drainage which is compliant, all other mains services connected.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** H

**EPC Rating:** B

The position & size of doors, windows, appliances and other features are approximate only.

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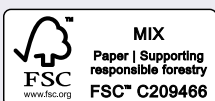
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## Chelmsford

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