



# Old Forge

Grange Lane, Little Dunmow, Dunmow


**STRUTT  
& PARKER**

BNP PARIBAS GROUP




# A charming Grade II listed cottage with three bedrooms, a detached two-bedroom annexe and an attractive garden


A delightful thatched cottage with a wealth of character features set in the peaceful and desirable village of Little Dunmow. The property features splendid timber-clad elevations and a charming thatched roof. Inside there are a wealth of handsome original details including exposed oak beams, an inglenook fireplace and a Stanley range cooker.




5 RECEPTION ROOMS




3 BEDROOMS  
2 BEDROOM ANNEXE




3 BATHROOMS




OUTSIDE PARKING




GARDENS




FREEHOLD



VILLAGE



1,980 SQ FT



GUIDE PRICE  
£850,000



## The property

The Old Forge is an enchanting period thatched home with Grade II listed status and plenty of beautiful original features, located in a picturesque village setting. The cottage features three reception rooms to the ground floor, including the well-proportioned main reception with its dual aspect, timber beams overhead and impressive brick-built inglenook fireplace with original timber lintel. There is also a sitting room with a further brick-built fireplace and, towards the rear, a formal dining room with French doors opening onto the garden. Additionally on the ground floor, the kitchen has fitted storage units, a walk-in larder and a range cooker recessed into the fireplace, there is also a family bathroom with an over-bath shower and a separate WC at the rear of the ground floor.

Upstairs there are three bedrooms, plus a timber-panelled family bathroom. The three bedrooms all have exposed timber beams and part-vaulted ceilings, while the principal bedroom benefits from built-in wardrobes.

## The Annexe

The recently converted detached annexe is also Grade II listed and features its own thatched roof. It provides useful independent accommodation for guests, lodgers or family members. Modern and well-presented, it features tiled flooring, exposed beams and neutral décor throughout. It comprises a well-proportioned reception room, a main bedroom, a fully equipped kitchen, a second bedroom/dining room and a bathroom. The kitchen has fitted units at the base and wall level, an integrated oven, hob and extractor hood and plenty of space for necessary appliances. In the main bedroom there is an original brick-built open fireplace. The bathroom has modern fittings including a bathtub with an over-bath shower. There is underfloor heating throughout.





## Outside

At the front of the property, a five-bar wooden gate opens onto a gravel driveway providing plenty of parking space and access to both the house and annexe. The front garden is south-facing and benefits from plenty of sunlight throughout the day. It includes an area of lawn behind a high beech hedgerow affording privacy and is bordered with various well-established shrubs and trees. At the rear the garden is also secluded and boasts a further lawn, 2 patio areas for al fresco dining and well-stocked border beds with various shrubs and flowering perennials. There is also a greenhouse and an oak framed garden store with a tiled roof. At the very rear of the property there is a private, fully insulated garden office.

## Location

The property occupies a sought-after location in the small village of Little Dunmow, two miles from the historic market town of Great Dunmow. Nearby Felsted has several everyday amenities, including local pubs, a village hall and a convenience store, while Great Dunmow provides a range of everyday amenities, including several shops and a large supermarket. Further amenities, including an extensive selection of shops, supermarkets and leisure facilities can be found in Braintree or Chelmsford, eight and 10 miles away respectively. Schooling in the area includes a primary school in nearby Flitch Green and the leading independent Felsted School in the village of Felsted, while further schooling is available in Braintree and Chelmsford. The area is well connected by road, with the A120 providing easy access to nearby Stansted Airport and the M11 just 10 miles away. Chelmsford provides fast and regular national rail connections towards London Liverpool Street (36 minutes).



## Distances

- Felsted 1.8 miles
- Great Dunmow 2.3 miles
- Braintree 7.5 miles
- Chelmsford 11.5 miles
- Bishops Stortford 12.5 miles
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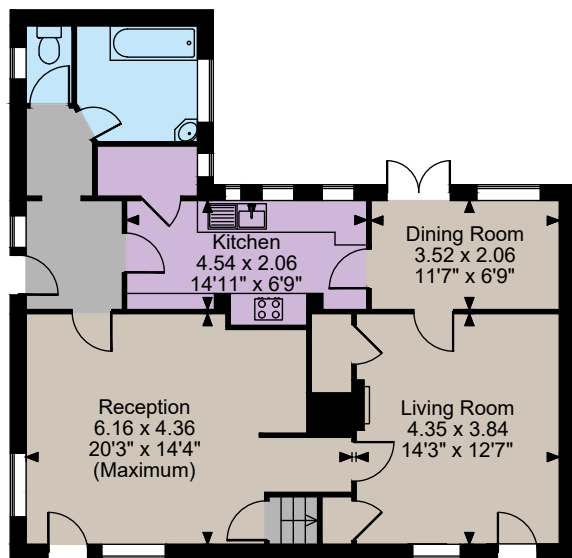
## Nearby Stations

- Stansted Airport Station
- Cressing
- Harlow Mill
- Chelmsford

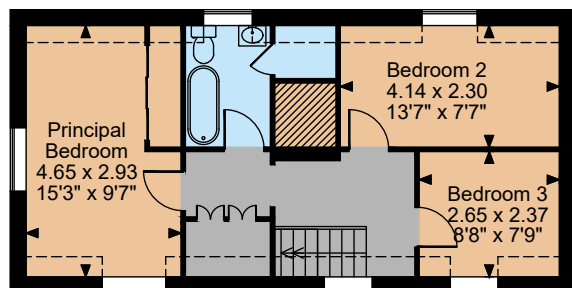
## Nearby Schools

- Felsted School
- King Edward VI Grammar School
- Chelmsford County High School for Girls
- St Anne's Prep
- St Cedd's
- Widford Lodge Prep
- New Hall

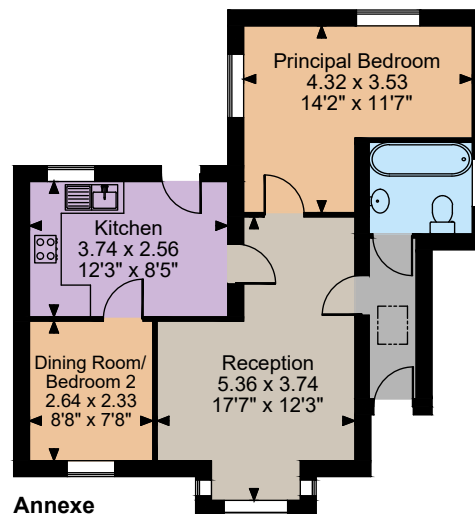




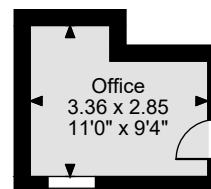
Ground Floor



First Floor



Annexe



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

□ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 1,270 sq ft (118 sq m)

Annexe internal area 562 sq ft (52 sq m)

Outbuildings internal area 148 sq ft (14 sq m)

Total internal area 1,980 sq ft (184 sq m)

For identification purposes only.

## Directions

CM6 3HY

**what3words:** ///jars.knee.propelled: - brings you to the driveway

## General

**Local Authority:** Uttlesford District Council

**Services:** Mains electricity, water and drainage. Oil fired central heating.

There is fast fibre-optic cable connected to both buildings.

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

**Council Tax:** Band E

**EPC Rating:** E

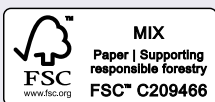
## Chelmsford

Coval Hall, Rainsford Road, Chelmsford CM1 2QF

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