



Poplars Lane, Dunmow, CM6 1RX  
£1,700,000



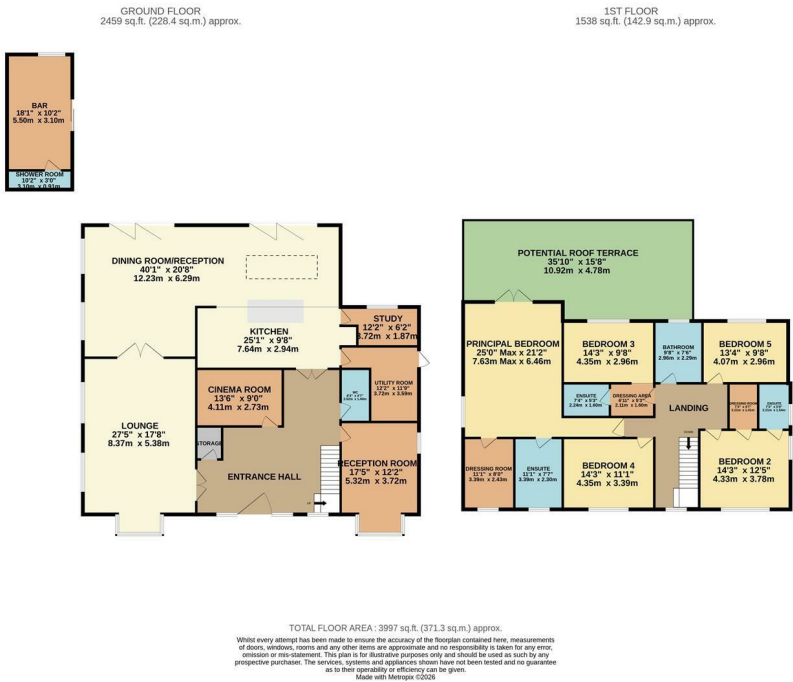
# Poplars Lane, Dunmow, CM6 1RX

**\*\*CHAIN FREE\*\*** A extremely rare opportunity to purchase this stunning five double bedroom, three en suite detached home located in one of the most sought after villages in Essex. Sat on approximately a one acre plot and benefitting from a triple carport and driveway for 10+ cars, outside bar with in-ground hot tub and fantastic outdoor entertaining area as well as stunning views overlooking open fields. The downstairs accommodation comprises a large entrance hall leading through to a bright lounge with stunning bay window and log burner. Double doors then open into the incredible open plan dining and reception room with two sets of bi fold doors with open field views. From the reception area you are met by a beautifully presented kitchen with integrated dishwasher, large corner pantry and island. Downstairs also offers an office, utility room with side access, w/c, cinema room and additional reception room that is currently being used as an office but could be a fantastic snug or sixth bedroom.

Upstairs comprises five DOUBLE bedrooms with three en suites and three dressing rooms, a family bathroom and two separate lofts with a huge amount of storage.

Externally there is a wrap around garden mainly laid to lawn with large patio area, outside bar with an inground hot tub and corner entertaining area with outdoor heaters.

Langleys Farm is situated in the historic village of White Roding with Bretts Farm Shop and social club within walking distance. As well as being just a short drive to Hatfield Heath which provides shops, Hatfield Heath primary school and public houses. Commuting is made easy via mainline train stations at Sawbridgeworth (approximately 5 miles), Bishop's Stortford and Harlow with direct trains to London Liverpool Street and Cambridge. Harlow M11 Junction 7a also offers easy access via road to the M25.  
Please Note: This property is owned by a relative of an employee at Reyland Johnson Estate Agents.



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

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