




McGuinness & Farrow

BEECH TREES





A beautifully bespoke four bedroom detached house in the historical village of High Roding, Dunmow.

Set into open farmland this new country home offers approximately 2000sq ft of modern accommodation.

Inside, the property has been thoughtfully designed in collaboration with Baker & Hurst throughout. Downstairs, along with an office and utility room, a handmade kitchen from Regent St James opens out onto a large garden which backs onto open fields. Upstairs comprises

of four double bedrooms, with the master having an en-suite. Externally the property benefits from off-road parking and a garage with storage.

Externally the property benefits from off-road parking and a garage with storage also included within the property.

12 miles from Chelmsford train station
6 miles from Stansted airport

For more information or to arrange a viewing please contact studio@mcguinnessandfarrow.co.uk





FRONT



OUR VISION

To deliver architecturally, design led residences through a considered, thoughtful and bespoke process from inception to completion.



McGuinness & Farrow

*Founded in 2020 by Ben and David
out of a passion for design, elegance,
quality and Architecture*

The places we live impact our day to day lives so we believe that our homes, should be considered, thoughtful and have a positive impact on our lives. To deliver this standard each residence is fully designed externally and internally where we collaborate with Architects, Interior designers and product suppliers to achieve these unique qualities.

Every residence we design is individual to its site where we believe its location, setting and features should be respected and form the foundation to the buildings design. We live in a country with a rich history and

outstanding landscape so we strive to preserve and enhance this through our pride, passion and dedication to the buildings we create.

To help us achieve this high standard, we have a selected team of craftsmen and artisans who share our passion and take pride in their work. Our design team collaborate with our craftsmen throughout the construction to ensure our vision is achieved where time and thought goes into every small detail. Each project is given the same careful attention it deserves where we understand the importance and impact this has in the homes in which we live.





REAR



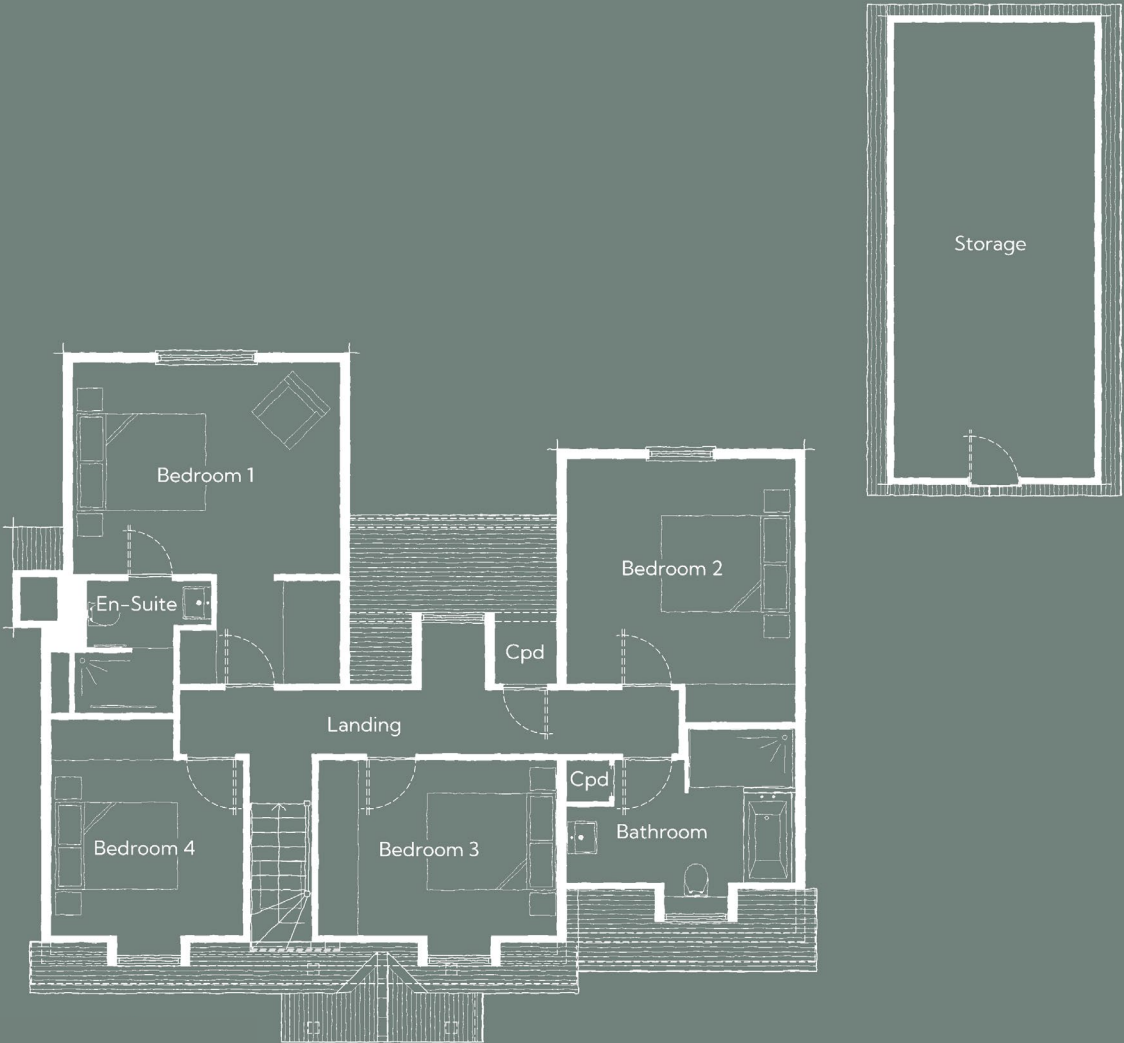




Ground Floor



First Floor



Specification

Kitchen / Utility

- Bespoke handmade kitchen by Regent St James
- Little Greene painted finish on tulip wood timber
- Quartz worktops with splashback in kitchen and utility
- Solid oak open shelves with recessed lighting in kitchen and utility
- Two built in ovens
- Free standing American style fridge freezer
- Built in larder cupboard
- Integrated dishwasher
- Integrated pull out bins
- Wine cooler
- Double induction hob
- Hot water tap
- Double butler sink in the kitchen
- Single butler sink in the utility
- Cupboard for stacked washing machine / dryer in utility

Bathrooms

- Traditional style sanitary ware throughout
- Fittings by Burlington
- Fully interior designed with porcelain floor tiles, fully tiled shower areas
- Vanity units in the family bathroom and en-suite
- Dual fueled towel rads
- Electric underfloor heating in bathroom and en-suite
- Fitted mirrors and lights
- Shaver sockets in bathroom and en-suite

Floor finishes

- Large format porcelain stone effect tiles to the ground floor
- Carpets to the home office, first floor landing and all bedrooms
- Fully tiled bathroom and en-suite

Heating

- Wet underfloor heating system to the ground floor and traditional radiators to the first floor, powered by a Sustainable Air Source Heat pump

Ironmongery

- Traditional style ledged and braced doors
- Traditional style peweter finish ironmongery to all doors
- Traditional style peweter finish to external windows

Electrical

- Individually selected pendant fittings by Jim Lawrence, Pooky and Neptune
- Astro LED downlights
- CAT five cabling to all bedrooms and living areas allowing for integrated SKY and or network connection throughout
- White flush screwless faceplates throughout
- USB socket points
- Soft night lighting to bathroom and en-suite

Landscaping

- Paved rear patio
- Block paved parking area
- Shingle main access drive with granite setts to the road
- Electric five bar gate with intercom system
- External lighting
- Grassed areas to the front and immediate rear, turfed
- Planting to the dwelling frontage

Other features

- Fully designed interior by Baker and Hurst
- Handmade timber painted windows and doors with multipoint locking systems
- Handmade clay tiled roof finish
- Traditional handmade oak porch
- Bespoke internal joinery to main living area
- Single garage with first floor storage

Suppliers we work with

JIM
LAWRENCE

 Edward
Parsley
Associates

Burlington[®]

REGENT ST JAMES
— HANDCRAFTED KITCHENS —

pooky

DAMAN OF WITHAM

BAKER | HURST
interior design

astro

N
NEPTUNE

UR
Decorating Contractors



Get in touch

For more information or to arrange
a viewing please contact:

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