



# WESTGATE BARNES

LEADEN RODING CM6 1RA



*A unique development of just three new 3 bedroom detached homes*





# WESTGATE BARNS

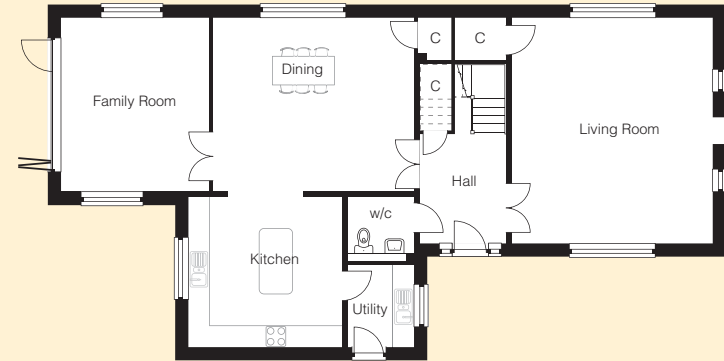
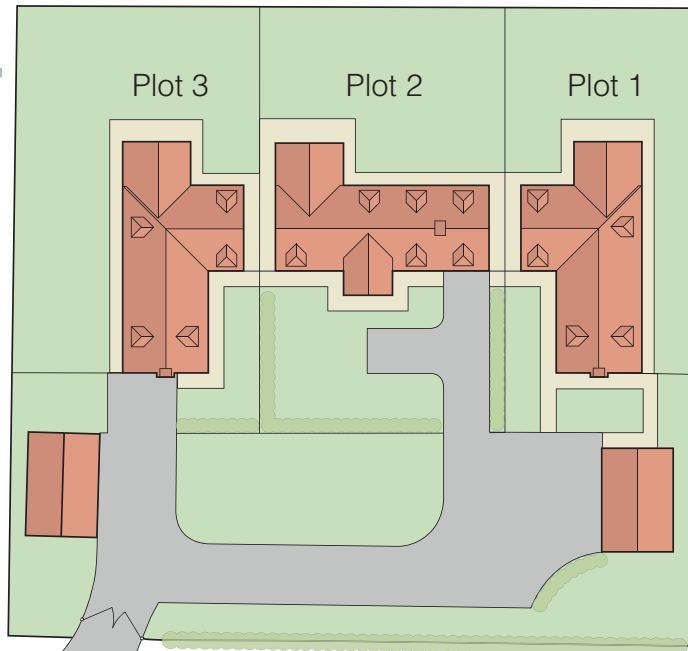
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## PLOT ONE

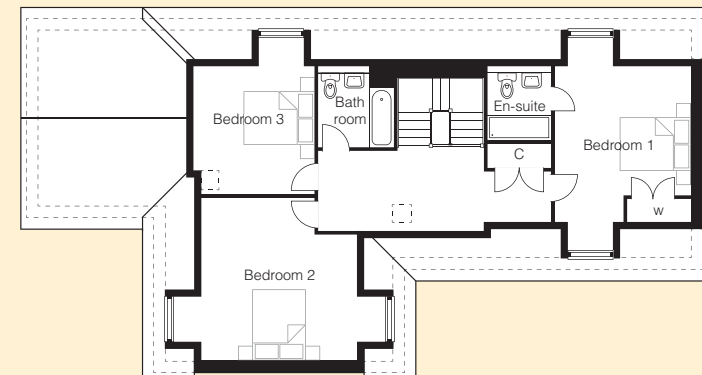
*A spacious three bedroom home with large open plan kitchen and dining area with separate living room and family room*

THREE NEW 3 BEDROOM HOMES IN  
A RURAL SETTING SURROUNDED BY  
OPEN COUNTRYSIDE AND WITH  
MAGNIFICENT VIEWS



### Ground Floor

- Entrance Hall
- Living Room  
5.70m x 6.36m
- Kitchen/  
Breakfast Room  
4.35m x 4.24m
- Dining Room  
5.68m x 4.92m
- Family Room  
4.19m x 4.89m
- Cloakroom
- Utility Room



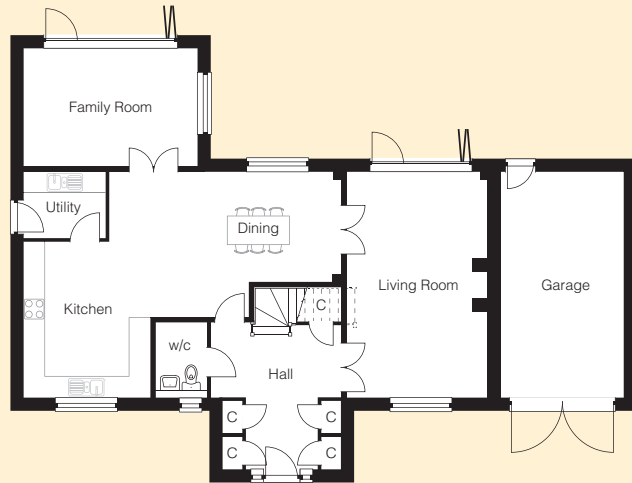
### First Floor

- Bedroom One  
3.86m x 4.35m
- Shower En-suite
- Bedroom Two  
4.33m x 4.58m
- Bedroom Three  
3.19m x 3.60m
- Family Bathroom

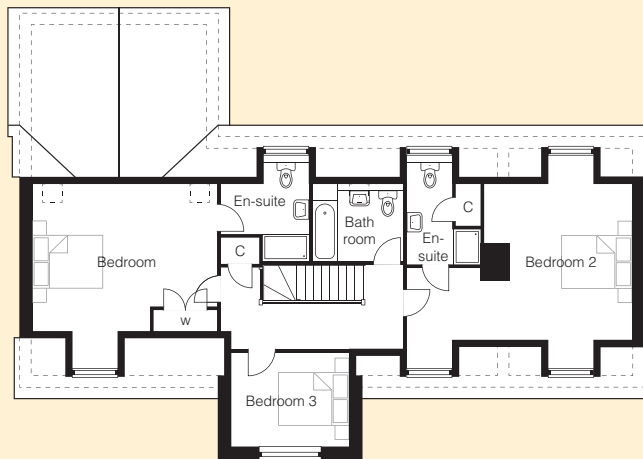


## PLOT TWO

*A large three bedroom, three bathroom home with spacious open plan living space and integral garage*



- Ground Floor
- Entrance Hall
- Living Room  
4.02m x 6.57m
- Kitchen  
3.56m x 4.40m
- Dining Room  
6.53m x 4.10m  
(maximum)
- Family Room  
4.89m x 3.31m
- Utility Room
- Cloakroom

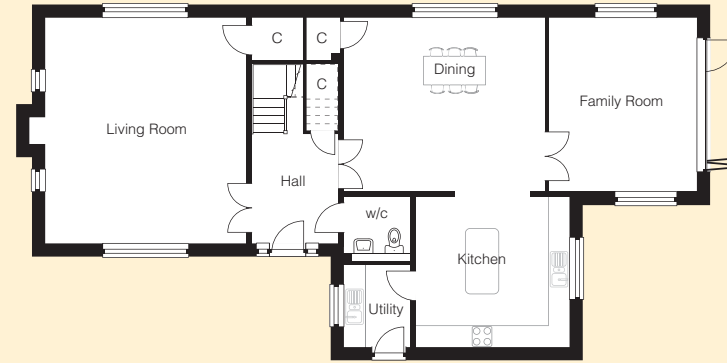


- First Floor
- Bedroom One  
5.25m x 4.35m
- Shower En-Suite
- Bedroom Two  
4.21m x 4.35m
- En-suite Shower
- Bedroom Three  
3.31m x 2.63m
- Family Bathroom

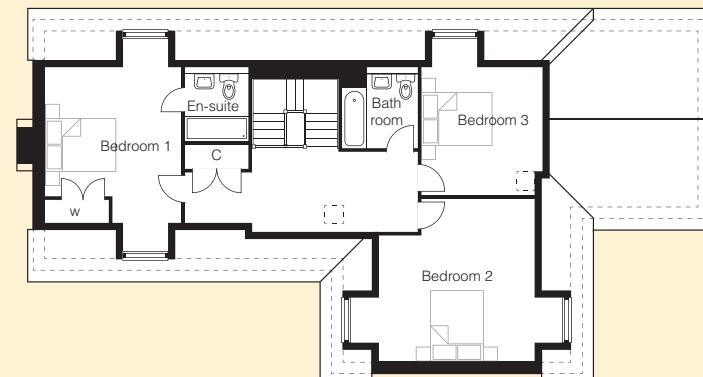


## PLOT THREE

*A spacious three bedroom home with large open plan kitchen and dining area with separate living room and family room*



- Ground Floor
- Entrance Hall
- Living Room  
5.70m x 6.36m
- Kitchen/  
Breakfast Room  
4.35m x 4.24m
- Dining Room  
5.68m x 4.92m
- Family Room  
4.19m x 4.89m
- Cloakroom
- Utility Room



- First Floor
- Bedroom One  
3.86m x 4.35m
- Shower En-suite
- Bedroom Two  
4.33m x 4.58m
- Bedroom Three  
3.19m x 3.60m
- Family Bathroom



Ideally located in the grounds of Leaden Roding Hall, Westgate Barns offers three attractive 3 bedroom homes with views over picturesque open countryside.

The Essex village of Leaden Roding is located just 8 miles northwest of the county town of Chelmsford while Bishop's Stortford is equally accessible.

The M11 motorway is close by offering easy access to Stansted airport, the City and beyond.

The village includes Rodings primary school and ample local amenities.

## SPECIFICATION

### KITCHEN AND UTILITY ROOMS

- Beautifully designed and fully fitted with high gloss finish
- Integrated Neff appliances including high level double oven and electric halogen hob
- Chrome mixer taps and stainless steel extractor hood
- Integrated Neff dishwasher and fridge freezer
- Spaces for washing machine and tumble drier

### BATHROOMS AND EN-SUITE SHOWERS

- White sanitary ware from Roca Gap range
- Chrome taps and fittings
- Mains pressure thermostatic controlled showers
- Semi pedestal basins and concealed cisterns where possible
- Fully tiled ceramic wall and floor tiling from 'Porcelanosa'

### HEATING AND HOT WATER

- Oil fired boiler with underfloor heating to ground floor
- Thermostatically controlled radiators to first floor
- Heated dual fuel towel rails to bathrooms and en-suite shower rooms
- Multi-fuel log burner to lounge
- Solar thermal hot water supply and emersion backup

### INTERNAL FINISHES

- All walls and ceilings skimmed prior to decorating
- Egg shell finish to skirting and architraves
- Smooth white internal doors from Vicaima
- White painted timber staircases with stained hard wood handrail
- Kloeber bi-fold doors to family rooms
- Fully tiled floors to entrance hall, kitchens, utilities and dining rooms

### ELECTRICAL

- TV points to all reception rooms and bedrooms with satellite and terrestrial TV aerial
- Chrome electrical fittings to kitchens, bathrooms and en-suite shower rooms
- Under pelmet lighting to kitchens
- Recessed spotlights throughout
- Low level lighting to stairwells and landings
- 5 amp lamp circuits to lounges
- Smoke detectors
- Light and power supply to garages and carports
- Outside light fittings with movement sensor or dawn to dusk control

### EXTERNAL FEATURES

- Front gardens turfed and rear gardens seeded
- Landscaped communal areas
- Outside tap
- Front pathways and rear patios and Marshall Saxon buff slabs
- Automatic sensor controlled entrance gates

- **LABC 10 Year Warranty**

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