



MAGNA HOUSE

— MUCH HADHAM —

A single detached six bedroom house
in the coveted village of Much Hadham



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Magna House is an exceptionally well designed six bedroom family home situated in the heart of the award winning village of Much Hadham.

The spacious and contemporary rooms are well proportioned, providing excellent living and entertaining space including a large basement featuring a leisure area with a gym, wine store and cinema room.



“A desirable family home in the beautiful Much Hadham countryside”



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*“Cleverly designed and beautifully finished
to complement modern lifestyles”*

*“Much Hadham
is well connected,
just 11 miles from
Stansted Airport”*

Formally known as Great Hadham, the ancient town of Much Hadham is situated between Ware and the large market town of Bishop's Stortford in the beautiful countryside of East Hertfordshire.

Much Hadham has an excellent primary school with a wide selection of private and state schools within close proximity to Magna House.



Magna House excels the modern day new build with innovative design and high specification, whilst blending into the surroundings with its traditional presence. The ground floor boasts a large living room featuring a contemporary fireplace and open plan kitchen area, with comfortable family living space with bi-fold doors opening out to the garden.

The properties generous accommodation includes three large reception rooms situated off the impressive entrance hall including a formal dining. The six bedrooms are set over two floors, four have their own en-suites whilst the second floor rooms utilise one expansive shared bathroom. The master bedroom is complemented with a walk in wardrobe and the basement area includes a fully equipped cinema room.



“An fantastic opportunity to enjoy country living with modern life styles”



“Luxury living in an exquisitely built country residence”

INTERIOR FINISHES	Composite oak panelled front door with security features
	Oak veneer internal doors
	White painted skirting and architraves
	High performance windows, timber
	Satin chrome door handles throughout
	Fitted wardrobes in master bedroom
	Quality carpet to living room
	Quality carpet in bedrooms
	Oak staircase with glass panelling and carpet runner
	Under floor heating (wet system) throughout with individual room control
	Bio-Eternal fireplaces

KITCHEN	Siemens appliances, or similar
	Quartz/granite work tops
	Matching up stands from work tops
	Island unit with electrical supply
	Quooker tap
	Soft closing units
	Mirrored splash-back to hob
	Ceramic induction hob with extractor hood
	Stainless steel double electric oven
	Integrated dishwasher
	Energy efficient downlighters and under cabinet lighting
	Plinth lighting
	Warming drawer
	Double fridge/freezer
	Built in microwave

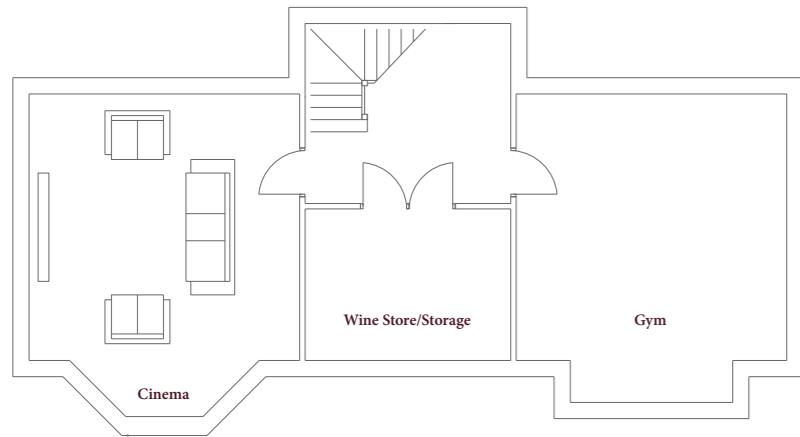
SECURITY	Secure door entry
	Smoke and heat detectors
	Lockable double glazed windows
	Burglar alarm
	10 year warranty
	Wired and ready for CCTV installation

BATHROOMS	Porcelanosa tiles and sanitary ware
	Fully tiled walls
	Baths with chrome taps and shower
	Vanity units
	Mirrored above vanity
	White hand basin
	Chrome mixer taps
	Energy efficient downlighters
	Tiled shower areas with fixed clear glass screen
	Rain shower heads & glass doors
	Chrome effect ladder style towel rail to all bathrooms

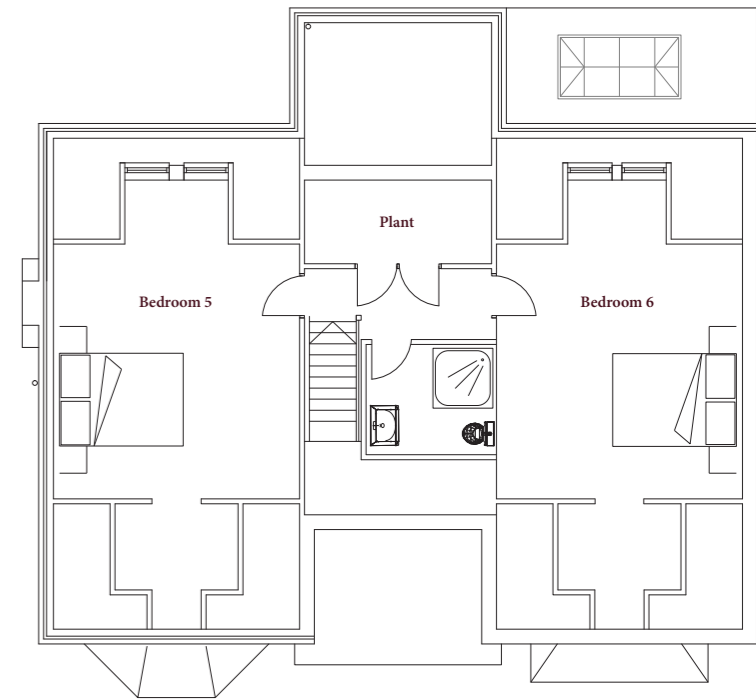
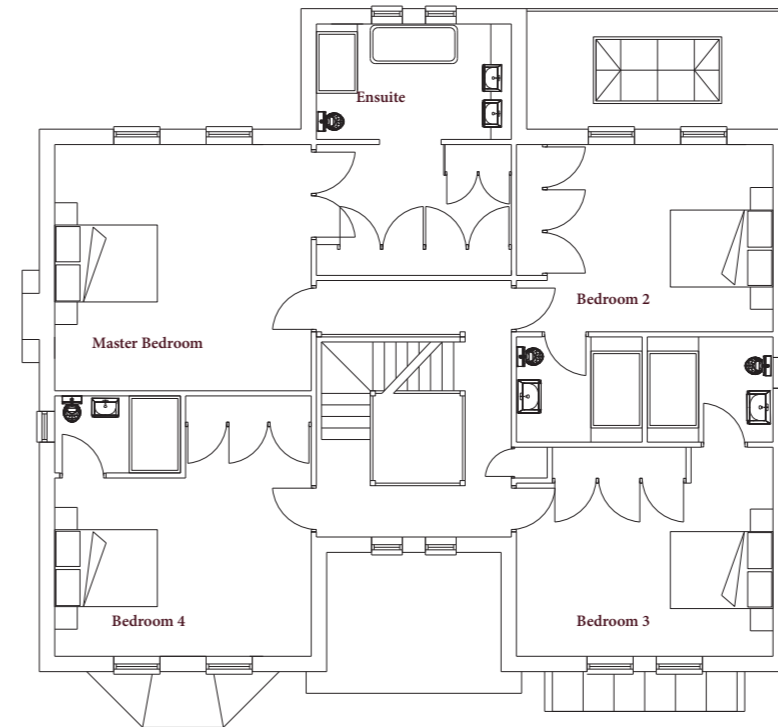
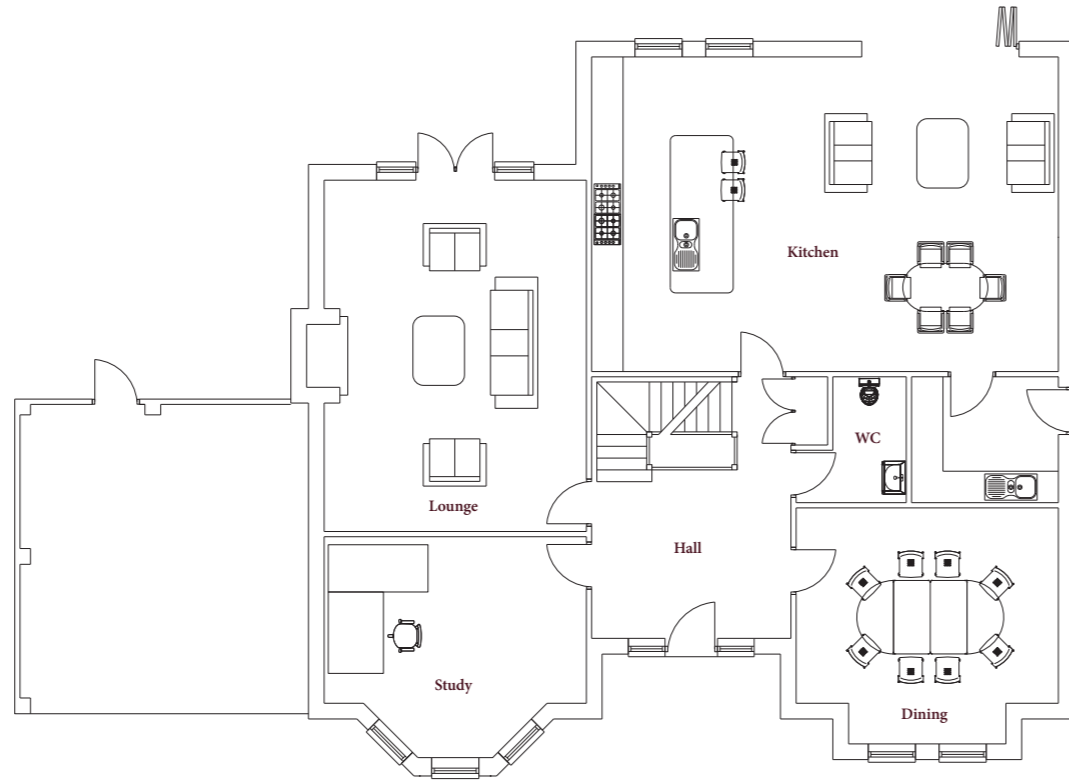
BASEMENT	Projector, comms, drop down screen
	Quality carpet runner to stairs
	Acoustic plaster board
	Specialist lighting
	Soft finish to walls and ceiling
	Gym to include hard flooring and sound system
	Large basement featuring a wine store, gym and full fitted cinema

EXTERNALS	Private entrance and parking
	Private car port
	Patio to front doorway/porch
	Aluminium Bi-fold doors to outside area
	Substantial patio area for modern outside living
	Lighting to front and back of house
	Brick wall to side and middle of entrance (lit)
	Pathway to back entrance
	Turfed garden to back
	Water point to the rear & car port
	Side entrance pathway
	Lighting and electricity to car port
	Waterproof electricity to car port

ELECTRICAL	Energy efficient ceiling downlighters
	Large pendant feature to entrance
	Television and telephone points in all relevant rooms
	Chrome cover plates
	Control 4 throughout the main rooms in the house
	CAT 6 wiring
	Corona downlights - energy efficient
	Hardwired sound system to lounge, kitchen/family/master
	Cinema room includes projector, Dolby Atmos, surround sound, screen and comms.



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BASEMENT

- Cinema Room 4.8m x 4.7m
- Wine Store 3.8m x 2.7m
- Gym 4.7m x 4.8m

GROUND FLOOR

- Living Room 5m x 5.7m
- Study 5m x 3.2m
- Dining Room 5m x 3.7m
- Kitchen/Family 8m x 6m
- Utility 2.8m x 6m
- WC 2.1m x 2.4m

FIRST FLOOR

- Master Bedroom 5m x 4.8m
- Dressing Area 3.8m x 2.2m
- Bedroom 2 5m x 3.7m
- Bedroom 3 5m x 4m
- Bedroom 4 5m x 3.5m

SECOND FLOOR

- Bedroom 5 6.5m x 5m
- Bedroom 6 6.5m x 5m
- Bathroom 2.2m x 2.3m
- Wardrobe 2.5m x 2.5

FIND US



BY ROAD

M11 (Junction 8)	13 minutes
Stansted Airport	23 minutes
M25 (Junction 27)	37 minutes

Magna House,
Widford Road, Much Hadham,
SG10 6AT

For all enquiries contact Steven Oates

+44 (0) 1920 330 330
ware@stevenoates.com
www.stevenoates.com

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