



The Foxes| New Barn Lane| Little Hallingbury| Hertfordshire
£795,000

Intercounty



The Foxes, New Barn Lane, Little Hallingbury, Hertfordshire

£795,000 Freehold

A type and style rarely available being a Potton home, sitting on the outskirts of the popular village of Little Hallingbury with views far reaching over open fields of farmland, sitting on a generous plot just under quarter of an acre. The property offers spacious accommodation with the potential to extend. The accommodation comprises spacious entrance hall, sitting room inglenook fireplace, conservatory, Farmhouse style kitchen breakfast room, utility room, dining room, study and downstairs cloakroom. The first floor comprises four bedrooms, with bedroom one enjoying a large en-suite and additional family bathroom. There is also a double garage with excellent parking and potential to convert into an annex. This is a well proportioned potton home in a village location. EPC Band D.

Entrance Hall

4.01m x 3.35m (13'2" x 11'0")

Radiator, stairs to first floor with dado rail, built in cloaks cupboard, three wall light points, double doors off to sitting and dining room.



Cloakroom

Radiator, WC, basin, tiled splashbacks, double glazed window to side.

Sitting Room

5.82m x 4.32m (19'1" x 14'2") - L Shape 1.68m x 0.76m (into inglenook) (5'6" x 2'6")

Radiator, double glazed bay window to front, two double glazed windows to side, dado rail, large inglenook fireplace, four wall light points, two double glazed windows, French doors leading to:

Conservatory

4.90m x 4.14m (16'1" x 13'7")

Double glazed window and ceiling, central ceiling fan light, radiator, tiled floor, double glazed French doors to side.

Dining Room

3.40m x 3.35m (11'2" x 11'0")

Double glazed window looking onto garden, radiator, dado rail.

Study

2.97m x 2.29m (9'9" x 7'6")

Radiator, double glazed bay window to front, dado rail.

Kitchen/Breakfast Room

4.01m x 2.97m (13'2" x 9'9")

Radiator, farmhouse style kitchen, fitted cupboards and work tops, inset four ring gas hob with halogen hob, extractor over, integrated double oven, inset one and a quarter bowl sink unit and drainer, breakfast bar, integrated fridge and freezer, integrated dishwasher, double glazed window onto garden, double glazed window to side, inset ceiling lights, central ceiling fan light, part tiled walls.

Utility Room

2.39m x 1.68m (7'10" x 5'6")

Radiator, double glazed door to side, fitted cupboards and worktops, inset stainless steel sink and drainer unit, undercounter space for washing machine and tumble dryer, wall mounted gas fire boiler, part tiled walls.





Galleried Landing

3.48mx2.67m(11'5" x 8'9")

Radiator, double glazed window to front, hatch to loft space, built in airing cupboard.

Bedroom 1

4.27mx3.51m(14'0" x 11'6")

Radiator, double glazed window onto garden and fields, fitted wardrobes, bedroom furniture, inset ceiling lights, two wall light points, double doors to:



Ensuite

4.27mx1.75m(14'0" x 5'9")

WC, bidet, pedestal basin, corner bath, shower cubicle, radiator, inset ceiling lights, extractor, double glazed window to front, shaver point, part tiled walls.

Bedroom 2

4.01mx3.18m(13'2" x 10'5")

Radiator, built-in wardrobes, double glazed window onto garden and fields.



Bedroom 3

3.25mx3.18m(10'8" x 10'5")

Radiator, wardrobes, double glazed window onto garden and fields.



Bedroom 4

2.97m x 2.57m (9'9" x 8'5")

Radiator, double glazed window to front, vanity basin.

Bathroom

3.56m x 2.18m (11'8" x 7'2")

Radiator, WC, basin with cupboards below, panel enclosed bath, double glazed window to side, extractor, shower cubicle, part tiled walls, inset ceiling lights.





Outside

To the front there is gated access with a blocked paved driveway providing excellent parking leading to a double garage (approx 20ft x 17ft) with double up and over electric doors, power and lighting, drop down ladder to loft storage. As stated this could be potentially be converted into an annex. The rear south facing garden has paved seating areas, predominately lawned with views over open fields and farmland,

water feature, pond, further gravelled area, shed and greenhouse.

Agents Note

Please note that the bedrooms have sloping ceilings. The property is alarmed and has gas central heating.

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Your view...

Ground Floor

Approx. 102.0 sq. metres (1096.3 sq. feet)



First Floor

Approx. 71.2 sq. metres (766.7 sq. feet)



Total area: approx. 173.3 sq. metres (1865.0 sq. feet)



Local Authority

Uttlesford Council - Tax Band G

Agents Notes

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Services Connected

Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

All Measurements

All Measurements are Approximate

Directions...

On entering Little Hallingbury follow through the village just past the pub on the right hand side with the turning into New Barn Lane, take that turning and the property is the second on the right.



For full EPC please contact the branch

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