



Four Winds, Old Mead Lane  
CM22 6JJ



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# Four Winds

Old Mead Lane | Henham | CM22 6JJ

Guide Price £950,000

- A well appointed five bedroom, three bathroom detached bungalow
- Over 2,000 sq ft of bright, versatile living space
- Secluded plot of approx. 3.5 acres with formal gardens and paddocks
- 3-stall stable block, tack room, hay barn, field shelter & outbuildings
- Double garage and 4-bay cart lodge
- Ideal for multi-generational living or development
- Walking distance to mainline station (London & Cambridge)
- Offered with no upward chain

## The Property

A rare opportunity to acquire a substantial five bedroom, three bathroom single-storey residence with land and stabling, all set in a wonderfully private plot approaching 3.5 acres — just moments from the station and within easy reach of Bishop's Stortford, Saffron Walden and the M11.

## The Setting

Old Mead Lane in Henham set in a semi-rural village in north Essex. The area offers an attractive blend of countryside charm and excellent transport connections. Nearby Elsenham village (under a mile away) provides everyday amenities such as a convenience store, post office, pubs, and a primary school. The larger towns of Bishop's Stortford (approx. 5 miles) and Saffron Walden (around 7 miles) offer wider shopping, dining, schooling, and healthcare options. Henham itself is a well-kept village with a community-run shop, pub (The Cock Inn), village hall, and strong community events.

Commuters benefit from Elsenham railway station, offering direct trains to London Liverpool Street (40–60 mins) and Cambridge. London Stansted Airport is about 3 miles away, while the M11 motorway (Junction 8) is within a 10-minute drive, giving fast access to London and the M25. The area is popular with families seeking a peaceful setting, good schools (including primary schools in Henham and Elsenham), and convenient travel links, all while enjoying village life surrounded by countryside.





### The Accommodation

Tucked away along a quiet country lane between the thriving village of Elsenham and the charming parish of Henham, this unique, single-storey residence sits in a secluded plot of just under 3.5 acres and offers a remarkable combination of spacious modern living, equestrian facilities, and future development potential — all just a short walk from the station with direct links to London and Cambridge.

Whether you're seeking space for a growing family, the ability to run a business from home, or simply the opportunity to enjoy a more peaceful pace of life with land, stables and south-facing gardens — this is a rare find.

Extending to just over 2,000 sq ft, this individually designed home offers generous, free-flowing accommodation with excellent proportions throughout. The heart of the home is a large, dual-aspect reception room flooded with natural light, opening onto the gardens via full-height sliding doors. A traditional kitchen with garden views and a gas-fired Aga adds warmth and character.



There are five double bedrooms in total — thoughtfully arranged to provide privacy and flexibility — including a superb principal suite with en-suite bathroom and separate shower. Two further bathrooms serve the remaining bedrooms, making this a highly practical home for families or multi-generational living.



## Outside

Approached via a sweeping gravel driveway, the house is set back behind established hedging with ample turning and parking space for multiple vehicles. To one side lies a brick-built double garage, and to the other, a substantial 4-bay cart lodge — ideal for vehicle storage or conversion (STPP).

The landscaped, south-facing formal gardens offer an idyllic setting to relax and entertain, while beyond lie paddocks and a well-equipped 3-stall stable block, complete with tack room, hay barn, and additional outbuildings — perfect for equestrian use, hobby farming or potential business ventures.

## Services

Mains electric, water and drainage are connected. Gas fired central heating. Ultrafast broadband is available and mobile signal is good.

Tenure – Freehold

Property Type - Detached

Property Construction – Brick with slate roof

Local Authority – Uttlesford District Council

Council Tax - F

Agents Note – There is an annual service charge of £147.00 per annum to maintain the surface of Old Mead Lane.











# Old Mead Lane

Approximate Gross Internal Area = 2039 sq ft / 189.4 sq m

Stables = 954 sq ft / 88.6 sq m

Garage = 719 sq ft / 66.8 sq m

Barn = 460 sq ft / 42.7 sq m

Total = 4172 sq ft / 387.5 sq m



Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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