



Old Mead Road, Henham, CM22 6JL

CHEFFINS

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Henham,
CM22 6JL

- High specification new home
- Excellent eco-credentials
- Air source heating & hot water
- Pleasant views over adjoining paddocks
- Driveway and garage
- 10 Year build warranty

A stunning four bedroom new home situated in an idyllic village location with pleasant views over adjoining paddocks and walking distance to a mainline station. The property enjoys well-proportioned accommodation and exceptional craftsmanship throughout.

4 3 3

Guide Price £999,500





LOCATION

Henham, one of the most sought after villages in Essex, provides an excellent array of local facilities including a public house, parish church, shop, post office, gym, tennis club and local primary school. A mainline railway station is readily available at the nearby village of Elsenham. In addition, Audley End and Stansted Mountfitchet stations both offer fast commuter services to London's Liverpool Street and Cambridge. The larger village of Stansted provides further day to day shopping facilities and schooling for all ages. The market towns of Bishops Stortford and Saffron Walden offer excellent shopping and sporting facilities plus schooling. Access is available to the M11 on the outskirts of Bishop's Stortford and the A1 and Cambridge to the North and the M25 and London to the South.

GROUND FLOOR

ENTRANCE HALL

Entrance door and oak herringbone flooring which extends to the adjoining reception rooms. Staircase rising to the first floor with understair storage cupboard and built-in coat cupboard.

SITTING ROOM

Windows to the front and side aspects and bi-folding doors to the rear aspect.

STUDY

Window to the rear aspect and fitted cupboard.

CLOAKROOM

Comprising low level WC, pedestal wash basin, marble tiled flooring and obscure glazed window to the side aspect.

UTILITY ROOM

Fitted with base and eye level units, butler sink, limestone tiled flooring and glazed door to the side aspect.

KITCHEN/DINER

Fitted with a range of base and eye level units, electric double oven, induction hob, ceramic sink unit, integrated dishwasher and space for free-standing fridge freezer. Limestone tiled flooring, window to the side aspect and bi-folding glazed doors to the rear aspect.

FIRST FLOOR

LANDING

Doors to adjoining rooms and built-in airing cupboard.

BEDROOM 1

Windows to the front and rear aspects and fitted wardrobes. Door to:

EN SUITE

Comprising pedestal wash basin, low level WC, free-standing roll top bath, separate shower enclosure, heated towel rail and marble tiled flooring. Velux window providing a good degree of natural light.

BEDROOM 2

Window to the rear aspect and fitted wardrobe. Door to:

EN SUITE

Comprising pedestal wash basin, low level WC, shower enclosure, heated towel rail and marble tiled flooring.

BEDROOM 3

Windows to the front and rear aspects and fitted wardrobe.

BEDROOM 4

Window to the front aspect.

BATHROOM

Comprising pedestal wash basin, low level WC, panelled bath, heated towel rail and marble tiled flooring. Velux window providing a good degree of natural light.

OUTSIDE

To the front of the property is a driveway providing off-street parking for several vehicles and access to the garage with EV charging point. The rear garden is predominantly laid to lawn with a paved terrace for al fresco entertaining and stunning views over the adjoining paddocks.

GARAGE

Electric roller shutter door, power and lighting connected.

AGENT'S NOTES

- Tenure - Freehold
 - Annual Service Charge - To be confirmed
 - Service Charge Review Period - To be confirmed
 - Council Tax Band - To be reviewed
 - Property Type - Detached new house
 - Property Construction - Brick with tiled roof
 - Number & Types of Room - Please refer to the floorplan
 - Square Footage - 2,813.04 sqft
 - Parking - Garage and driveway
- UTILITIES/SERVICES
- Electric Supply - Mains
 - Water Supply - Mains
 - Sewerage - Mains
 - Heating - Air source heat pump
 - Broadband - Fibre to the Property
 - Mobile Signal/Coverage - OK
 - Accessibility / Adaptations - Mobility thresholds

VIEWINGS

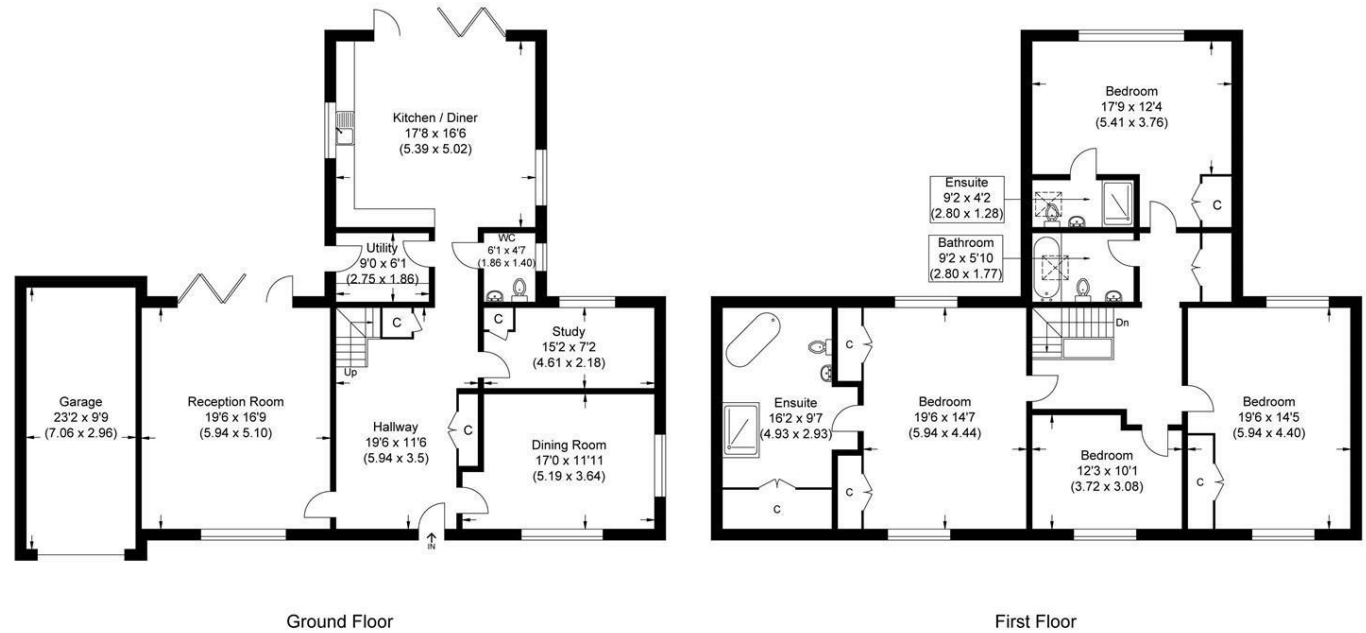
By appointment through the Agents.







Approximate Gross Internal Area
 261.34 sq m / 2813.04 sq ft
 (Excludes Garage)
 Garage Area 20.90 sq m / 224.96 sq ft
 Total Area 282.24 sq m / 3038.00 sq ft



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 91 | 91 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Guide Price £999,500
 Tenure - Freehold
 Council Tax Band - New Build
 Local Authority - Uttlesford

Illustration for identification purposes only, measurements are approximate, not to scale.

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.