



Pump Hill, Brent Pelham, SG9 0HQ

**CHEFFINS**

## Pump Hill

Brent Pelham,  
SG9 0HQ

- Detached family home
- Beautifully presented throughout
- Well-appointed kitchen/breakfast room
- Landscaped gardens
- Garage & driveway
- Central village location

A deceptively spacious home set in a sought-after, rural village. The property has undergone extensive refurbishment to provide stylish, contemporary accommodation, together with al fresco entertaining space.

5 2 2



**Guide Price £725,000**



## LOCATION

Brent Pelham is a village part of the civil parish of Brent Pelham and Meesden in Hertfordshire, England. The village is one of the Pelhams, along with Stocking Pelham and Furneaux Pelham. Brent Pelham is equidistant from Bishop's Stortford, Royston and Saffron Walden and just 13 miles from Stansted Airport. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 8 miles away and the M11 can be accessed at Bishop's Stortford.

## GROUND FLOOR

### ENTRANCE HALL

Glazed oak entrance door with full height adjoining glazed panels, built-in storage cupboards, door to:

### SITTING ROOM

An impressive room with wide double glazed sliding patio doors providing views and access onto the sunken terrace and garden beyond, media wall, open tread staircase to first floor, built-in storage cupboard.

### KITCHEN/BREAKFAST ROOM

Refitted with a range of base and eye level units with a large central island with breakfast bar area, space for American style fridge/freezer, twin bowl ceramic sink, built-in double oven, integrated dishwasher, windows to two aspects overlooking garden with the addition of a pair of double glazed doors providing access onto the decking area and garden beyond.

### SNUG/STUDY

Double glazed corner window overlooking the garden, storage cupboard, door to:

### UTILITY ROOM

Fitted with an extensive range of base and eye level units with worktop space over, sink unit, space for washing machine, tumble dryer and floor mounted boiler, double glazed door providing access to the garden.

### BEDROOM 1

Double glazed window to the front aspect, built-in wardrobe.

### BATHROOM

Stylish refitted suite comprising panelled bath,

separate shower enclosure, w.c. with hidden cistern, vanity wash hand basin, fully tiled walls and flooring, obscure glazed panel.

## FIRST FLOOR

### LANDING

A pair of three quarter height double glazed windows overlooking the garden and street scene.

### BEDROOM 2

A dual aspect room with a number of large double glazed windows providing a good degree of natural light with views over the street scene and surroundings.

### BATHROOM

Refitted suite comprising free standing bath, large shower enclosure, twin basin vanity units, w.c. with hidden cistern, tiled walls and flooring, high level window.

### BEDROOM 3

A dual aspect room with windows overlooking the garden and surroundings, built-in wardrobe.

### BEDROOM 4

Window overlooking the garden with partial views of the nearby countryside and wooded areas, built-in wardrobe.

## OUTSIDE

The property is set in the heart of this picturesque rural village. The property is approached via a block paved driveway which provides extensive off-street parking and access to the adjoining garage.

The garden is in two areas with a sunken terrace off the Sitting Room which is ideal for al

fresco entertaining with box hedging surrounding and laid to lawn. A further decking area adjoins the kitchen in turn leading to a second garden, paved path and further lawns.

## GARAGE

Accessed via a pair of doors, power and lighting connected, and window overlooking the garden.

## PLANNING PERMISSION

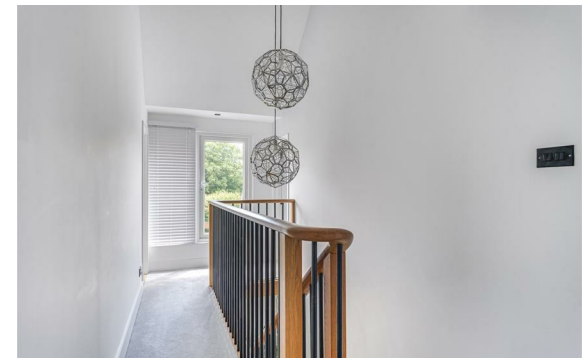
The property benefits from approved Planning Permission for a first floor side extension to enclose the existing first floor balcony, garage conversion and single storey side infill extension (Planning reference 3/21/2164/HH). In addition, there is historic Planning Permission held in perpetuity for a rear two storey extension (Planning reference 3/07/1805/FP). Details for both applications can be found on the East Hertfordshire planning website.

## AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

## VIEWINGS

By appointment through the Agents.





| Energy Efficiency Rating                           |                            | Current   | Potential |
|--|----------------------------|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |           |
| (92 plus) <b>A</b>                                 |                            |           |           |
| (81-91) <b>B</b>                                   |                            |           |           |
| (69-80) <b>C</b>                                   |                            |           | <b>78</b> |
| (55-68) <b>D</b>                                   |                            | <b>61</b> |           |
| (39-54) <b>E</b>                                   |                            |           |           |
| (21-38) <b>F</b>                                   |                            |           |           |
| (1-20) <b>G</b>                                    |                            |           |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |           |



Guide Price £725,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - East Hertfordshire



Approximate Gross Internal Area  
 162.56 sq m / 1749.78 sq ft  
 (Excludes Garage)  
 Garage Area = 9.61 sq m / 103.44 sq ft

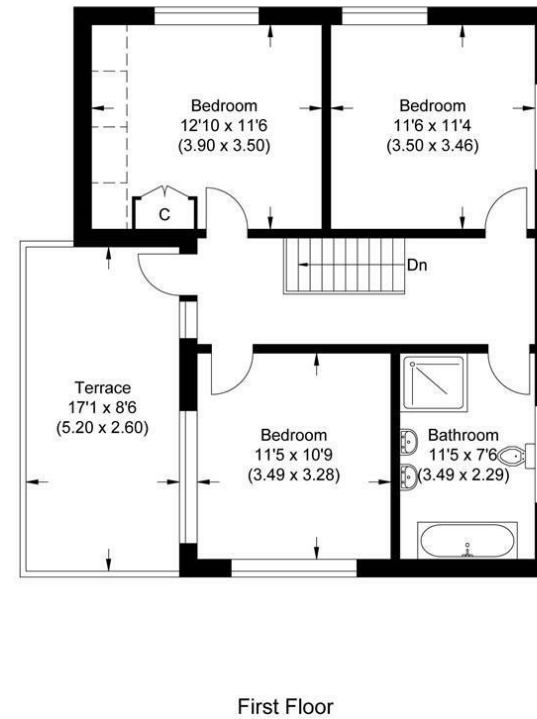
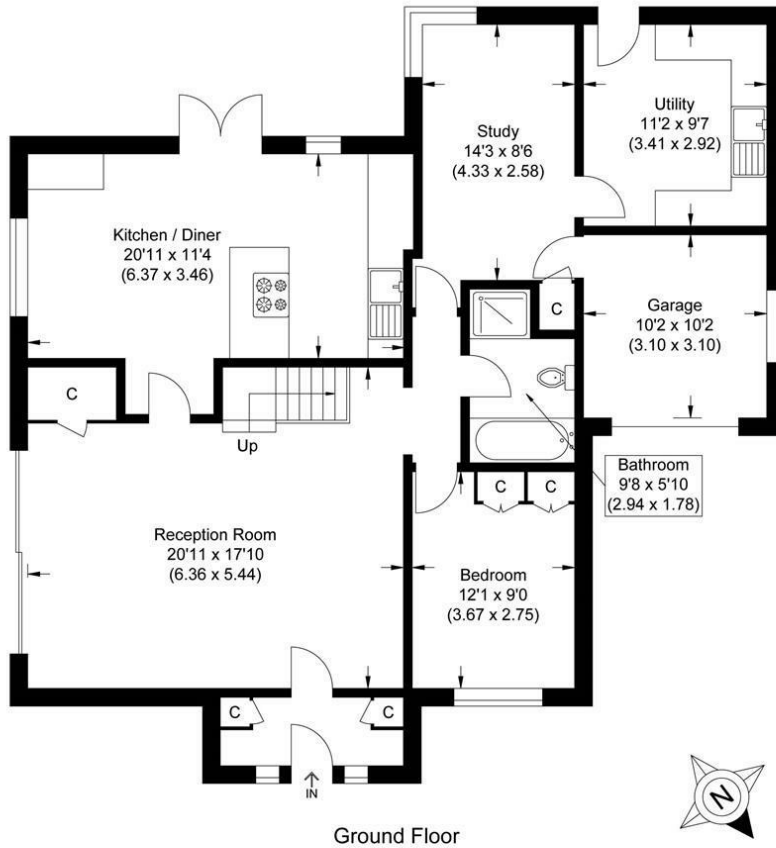


Illustration for identification purposes only, measurements are approximate, not to scale.

8 Hill Street, Saffron Walden, CB10 1JD  
 01799 523656 | saffron-walden@cheffins.co.uk | cheffins.co.uk



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.