



Dellows Lane, Ugley, CM22 6HN

CHEFFINS

Dellows Lane

Ugley,
CM22 6HN

- Imposing 200ft driveway
- Accommodation of approx. 2,811 sqft
- 0.8 of an acre plot
- Stunning garden
- Detached triple garage & stable block
- No upward chain

A handsome Grade II Listed residence which sits comfortably within a 0.8 of an acre plot. The property offers a wealth of period features, together with stunning gardens, a triple garage and stable block.

4 2 5

Guide Price £1,300,000





LOCATION

Ugley is located just 2 miles north of the village of Stansted Mountfitchet where there is a range of amenities to meet your day to day needs. The market town of Bishops Stortford is around 5 miles to the south where a comprehensive range of amenities can be found including some excellent schooling. For commuters the mainline station at Elsenham is within walking distance, with further stations at Stansted and Bishops Stortford where trains into London Liverpool Street and Cambridge are regular. Junction 8 of the M11 is around 5 miles away, as is the A120.

GROUND FLOOR**FAMILY ROOM**

Entrance door, windows to both side aspects and French doors leading out to the garden. Fitted coats cupboard and doors to adjoining rooms.

UTILITY ROOM

Fitted with base and eye level units, stainless steel sink, space and plumbing for a washing machine. Window to the rear aspect and stable door to the side aspect.

CLOAKROOM

Comprising low level WC, obscure glazed window to the side aspect.

KITCHEN/BREAKFAST ROOM

Fitted with a range of solid wood, handmade base and eye level units with granite worktops, stainless steel sink, Miele dishwasher, electric range oven with a five ring gas hob and overhead extractor, integrated microwave, fridge freezer and central island with breakfast bar. Staircase rising to first floor with storage cupboard under, windows to both side elevations and French doors opening to the terrace.

LIVING ROOM

An attractive inglenook fireplace with wood burning stove, windows to the front and rear aspects. Door to:

INNER HALLWAY

External front facing door and door leading to:

DINING ROOM

Windows to the front and rear aspects. Staircase rising to the first floor and door to:

STUDY

Windows to the front and rear aspects, understairs cupboard and external door to the rear aspect. Opening into:

SNUG

Windows to the front, rear and side aspects.

FIRST FLOOR**LANDING**

Accessed via the dining room. Fitted storage cupboard with railing and doors to adjoining rooms.

PRINCIPAL BEDROOM

Windows to the front and rear aspects, fitted wardrobes.

BEDROOM 4

Window to the side aspect and fitted wardrobes.

BATHROOM

Comprising ceramic basin, low level WC, roll-top bath, heated towel rail, window to the front aspect.

LANDING

Accessed via the kitchen/breakfast room.

BEDROOM 2

Window to the front and rear aspects, fitted wardrobes.

BEDROOM 3

A triple aspect room with windows to side and rear aspects, fitted wardrobes and bespoke fitted cabinets, eaves storage cupboards.

SHOWER ROOM

Comprising ceramic wash basin with vanity cupboard beneath, low level WC, walk-in shower with dual head attachment, heated towel rail, obscure glazed window to the front aspect.

OUTSIDE

Access is via a set of timber gates with an extensive gravelled driveway sweeping round to the rear of the property providing off-street parking for multiple vehicles and access to the detached triple garage and stable block. To the front of the property is a block paved terrace with shrub and box hedge borders. The gardens are a particular feature of the property, predominantly laid to lawn, encompassed by 8ft hedging providing a good degree of seclusion, with mature flower and shrub beds and two Indian sandstone terraces for al fresco entertaining.

DETACHED TRIPLE GARAGE

With three pairs of timber doors, power and lighting connected, EV charging point, eaves storage space, window to the side aspect and personal side door.

STABLE BLOCK

There is an additional stable block with a garage door to the front, three stable doors to one of the side aspects and windows to both side aspects. Power and lighting connected.

AGENT'S NOTES

- Tenure - Freehold
- Council Tax Band - G
- Property Type - Detached house
- Listed - Grade II Listed
- Property Construction - 17th Century timber frame with later timber frame extension
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 2,811 sqft

• Parking - Triple bay garage & driveway
UTILITIES/SERVICES

- Electric Supply - Mains
 - Water Supply - Mains
 - Sewerage - Mains
 - Heating - Oil fired boiler with radiators and wood burner, water fed underfloor heating in kitchen, breakfast room and family room and electric underfloor heating in both bathrooms
 - Broadband - Fibre to the Property
 - Mobile Signal/Coverage - Unrestricted
- RIGHTS OF WAY, EASEMENTS, COVENANTS
- A public footpath runs at the end of the driveway
- BUILDING SAFETY

- The vendor has made us aware that, to the best of their knowledge, there is no asbestos present at the property.
- The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.
- The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse.

ACCESSIBILITY/ADAPTATIONS

- The vendor has made us aware that, to the best of their knowledge, there have been no adaptations made to the property for accessibility requirements during their ownership.

PLANNING PERMISSION

- The vendor has planning permission to build a two storey dwelling in the adjoining plot.

VIEWINGS

By appointment through the Agents.











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Council Tax Band - G
Local Authority - Uttlesford



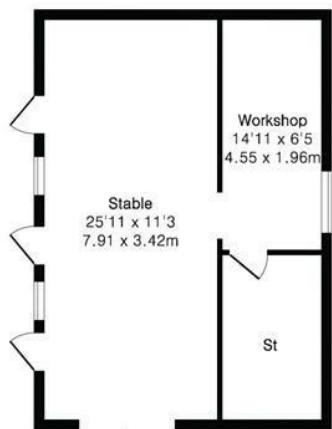
Approximate Gross Internal Area 2811 sq ft - 261 sq m

Ground Floor Area 1412 sq ft – 131 sq m

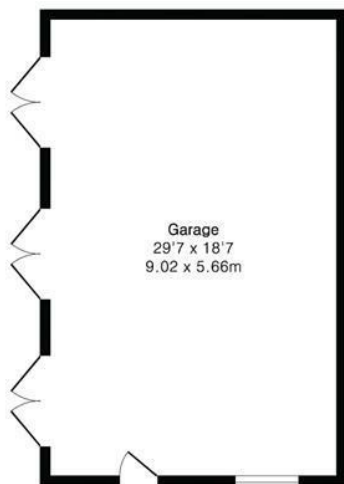
First Floor Area 932 sq ft – 87 sq m

Garage Area 550 sq ft – 51 sq m

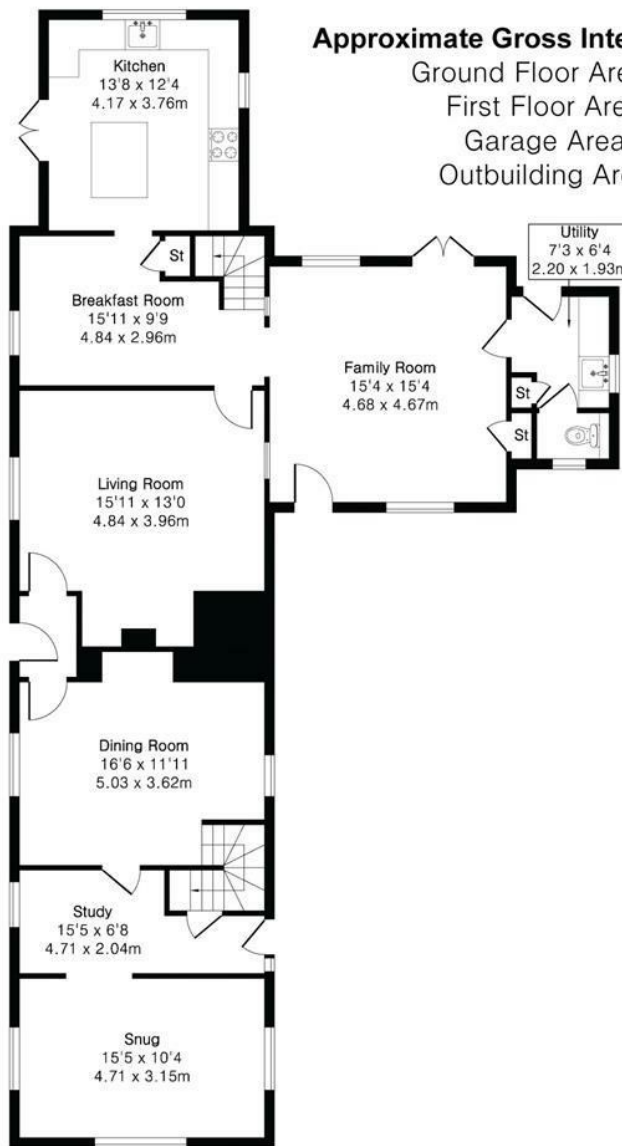
Outbuilding Area 467 sq ft – 43 sq m



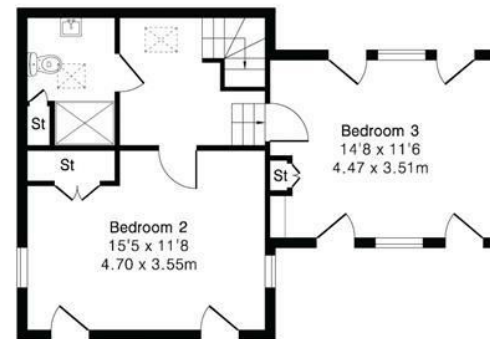
Outbuilding



Garage



Ground Floor



First Floor



First Floor



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

[For more information on this property please refer to the Material Information Brochure on our website.](#)

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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.

