



PESTELL & Co
ESTABLISHED 1991

The Chase, Pig Lane, Bishops Stortford, Herts.

GUIDE PRICE - £1,250,000

A superbly presented three/four bedroom, detached bungalow, set within approx. 0.5 acre of established and private gardens on the southern edge of Bishop's Stortford. The living accommodation consists entrance hallway, spacious living room, separate dining room/bedroom, kitchen/breakfast room and utility room. There are three double bedrooms, one with an en-suite shower room and a family bathroom. Sitting centrally on the plot, there are beautiful gardens to the surround and a particular feature of a swimming pool with substantial pool house/gym. plus an ample private gated driveway. Enjoying an attractive rural location, close to the River Stort but benefiting from being within walking distance to the town centre and mainline station accessed via a nearby country lane. Planning consent to extend and add a second floor (plans available).

Feature, hardwood front door into:

ENTRANCE HALLWAY:

Stone flooring, frosted skylight, radiator, loft access, inset down lighters and door into:

LIVING ROOM - 20'5 x 15'2 (6.22m x 4.63m)

A spacious room, stone flooring, a beautiful fireplace with cast iron wood burner, patio doors and windows to garden, two radiators and inset down lighters.

DINING ROOM/BEDROOM - 10'5 x 7'8 (3.19m x 2.34m)

Stone flooring, window to front, radiator and inset down lighters. Door into utility.



KITCHEN/BREAKFAST ROOM - 18'5 x 15'5 (5.61m x 4.71m)

A light and airy room, stone flooring (under floor heating), a range of base level units with granite effect work surface and double Butler sink. Central island with granite work surface and units below. Rangemaster style oven with extraction over, integral dishwasher, fridge and freezer. Glazed windows surround and double doors to rear garden, vaulted ceiling and spotlights.

UTILITY ROOM:

Stone flooring, space for washing machine and tumble dryer, storage shelving extraction fan and spotlight.



BEDROOM 1 - 20' x 10'8 (6.09m x 3.24m)

Oak flooring, two double glazed, double doors to rear and window to front, two radiators, inset down lighters. Door into:

EN-SUITE SHOWER ROOM:

Fully tiled, double shower cubicle, low level w.c., wash hand basin. Opaque window to front, heated towel rail, extraction and inset down lighters.

BEDROOM 2 - 11'3 x 9'11 (3.43m x 3.02m)

Stone flooring, window to rear, radiator and inset down lighters.

BEDROOM 3 - 11'1 x 8'9 (3.37m x 2.66m)

Stone flooring, window to rear, fitted clothes rails, radiator and inset down lighters.

FAMILY BATHROOM:

Stone flooring, freestanding bath, low level w.c., wash hand basin, opaque window to rear, heated towel rail, extraction and inset down lighters.



OUTSIDE:

One of the best features of the property is undoubtedly its private garden grounds. Situated on a generously sized plot of approximately 0.5 acre which surrounds the property and is enclosed by feature walls and mature hedges. The remainder is mainly laid to lawn but includes a number of established beds and borders as well as mature trees and shrubs. The garden also offers attractive paved and decked spaces for entertaining from the kitchen and main bedroom. Large timber storage shed (light and power), metal shed, outside lighting, power and tap. All set on a raised position, with the River Stort and lock are in close proximity offering beautiful country walks.

Gated driveway which offers space for a number of vehicles.



POOL AREA/HOUSE & GYM:

Situated at the top of the garden is a recently built swimming pool area with substantial pool house/gym. The swimming pool itself is 11 metres in length, offers electric powered cover and has a tiled surround with pergola and external brick fireplace. Pump house to the side.

The pool house offers open plan living space with kitchenette (18'4 x 17'3/5.59m x 5.25m). Wood laminate flooring, built in storage cupboards, air conditioning /heating unit, inset down lighters and 'bi-folding' doors out to the pool.

Gym room: wood laminate flooring, double doors to pool, air conditioning/heater unit and inset down lighters.

Changing room: (10'11 x 8'/3.34m x 2.45m) wood laminate flooring, window to rear, skylight, heater and inset down lighters.

Shower Room: wood laminate flooring, shower cubicle, low level w.c., double sink, window to rear and skylight, heated towel rail and inset down lighters.



FULL ADDRESS

The Chase, Pig Lane, Bishops Stortford, Herts, CM22 7PA

SERVICES

Gas fired central heating, mains electricity, water and septic tank

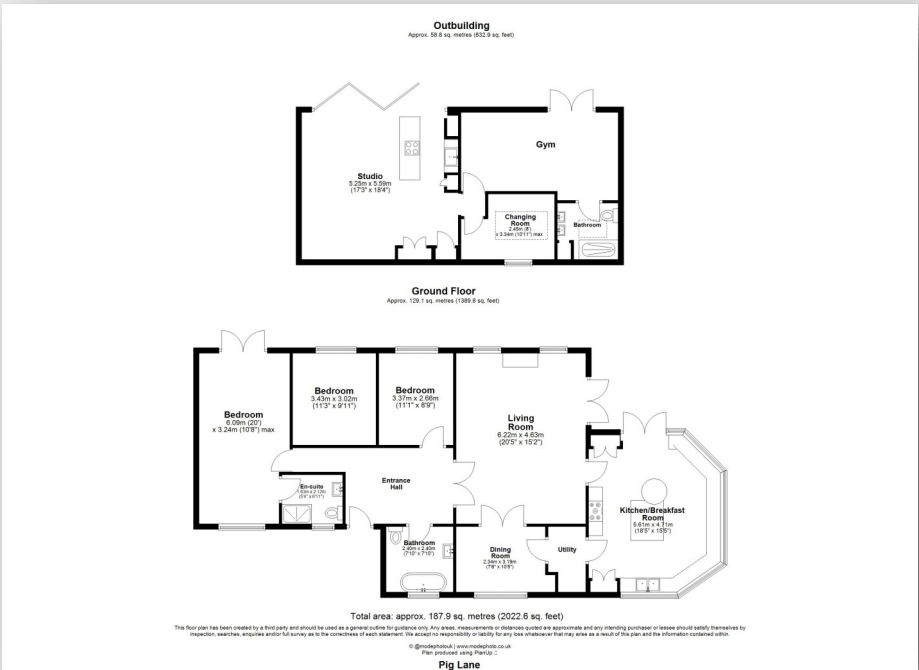
COUNCIL TAX

Band F

AGENT NOTE

Planning permission has been granted to add a second storey and to first floor extension, plans/links are available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Instruction by

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AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.