



## CHERRY HILL, CANFIELD ROAD

HOPE END—GUIDE £895,000

- RURAL BUT ACCESSIBLE LOCATION
- LARGE 3/4 BEDROOM BUNGALOW
  - 3/4 ACRE PLOT
  - MAGNIFICENT VIEWS
- PRIVATE GATED DRIVEWAY GIVING ACCESS TO ONLY 3 PROPERTIES.
  - DOUBLE GARAGE PLUS FURTHER STORAGE
  - LODGE

Cherry Hill is an amazingly located 3/4 bedroom detached bungalow offering a fantastic location sited on around 3/4 of an acre. Set down a private drive with countryside views. A short distance to Takeley the M11 and Stansted airport. Further facilities can be found at Bishops Stortford and Great Dunmow. With a large living room 4 bedrooms a kitchen Breakfast Room , Dining Room two bathrooms and a Utility room this home offers wonderful potential.





Panelled front door opening onto

Entrance Hall

With glazed door opening onto

Kitchen / Breakfast Room measuring 19 ft 6 max x 14ft 8 (5.94m x 4.47m)

Comprising an array of eye and base level units and drawers, tiled splashback, 1 ½ bowl sink unit, large picture window to rear with views across gardens, ceiling light well and doors to rooms

From the kitchen there is a utility room with plumbing for washer/dryer and space for fridge and freezer and further access to a cloakroom housing a WC, obscure window and a separate bath and shower room, with obscure window to rear, ceiling lighting.

Dining Room measuring 19ft 7 x 10ft 2 (5.97m x 3.1m)

With windows to side and rear with double opening doors to

Living Room measuring 25ft x 14ft 10 (7.62m x 4.52m)

With working fireplace and log burner, window to front and sliding patio doors to rear, ceiling lighting

Inner Hallway giving access to 3 more bedrooms

Bedroom 1 measuring 14ft 4 x 14ft (4.37m x 4.27m)

With large picture windows to rear

Bedroom 2 measuring 9ft x 10ft 4 (2.74m x 3.15m)

With window to front

Bedroom 3 measuring 10ft 1 x 9ft 7 (3.07m x 2.92m)

With built in double wardrobe

Family Bathroom

Comprising of a corner bath, close coupled WC, wash hand basin with integrated vanity unit, ceiling light well.

Outside

The property enjoys a fantastic approach down a private driveway, access via only 3 properties leading to a horse shoe driveway behind entrance and exit gates with fantastic views over open countryside. The property sits of approximately 0.75 of an acre with various outbuildings including a double garage, further garage with cabin. Beautifully private location all screened by mature hedging, mature trees and wildlife surrounding.

Agents notes: Mains water, private drainage, LPG gas fired central heating

AGENTS NOTE—THERE IS A DEVELOPMENT OVERAGE DEED IN PLACE UNTILL FEBRUARY 2027 ON THE SURROUNDING LAND AND OUTBUILDINGS. MORE INFORMATION IS AVAILABLE UPON REQUEST.



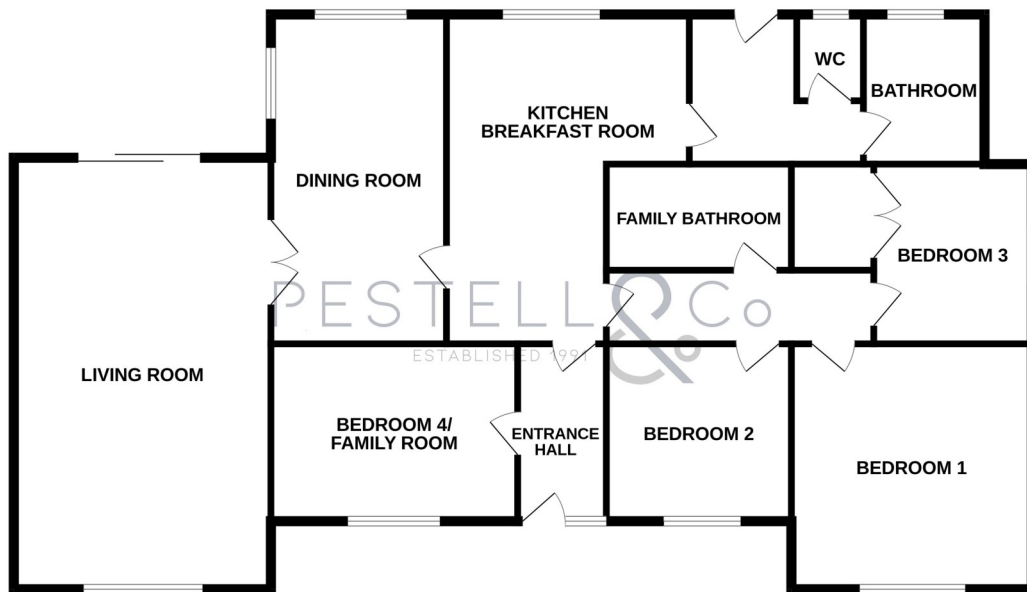
# DETAILS

EPC

AWAITING EPC

FLOOR PLAN

GROUND FLOOR  
1719 sq.ft. (159.7 sq.m.) approx.



TOTAL FLOOR AREA: 1719 sq.ft. (159.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

# GENERAL REMARKS & STIPULATIONS

Garden Fields is located in the village of Stebbing that offers a Primary School, village store, pub and bowls club. Great Dunmow is a short drive away and offers a wider range of schooling for both Junior and Senior year groups, boutique shopping and recreational facilities along with access, via the A120, to the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, as well as the M11 giving easy onward access to London and the North.

## DIRECTIONS



## FULL PROPERTY ADDRESS

Cherry Hill , Canfield Road , Hope End , Takely ,  
CM22 6SY

## COUNCIL TAX BAND

Band E

## SERVICES

Mains Electricity private drainage, mains water ,  
LPG Heating

## LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron  
Walden, CB11 4ER

**AGENTS NOTE:** We believe that the information supplied in this brochure is accurate as of the date 25/09/2023. 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.

# PESTELL & Co

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