



## PRIORS HALL FARM, ELM TREE HOUSE

OFFERS IN EXCESS £900,000

- 4 BEDROOM DETACHED FAMILY HOME
- HIGH SPECIFICATION INCLUDING UNDERFLOOR HEATING
- CONTEMPORARY KITCHEN DINER
- LARGE LIVING ROOM & HOME OFFICE
- FAMILY ROOM
- UTILITY ROOM
- BEDROOM 1 WITH FITTED WARDROBES AND EN-SUITE
- LARGE REAR GARDEN
- OFF STREET PARKING & GARAGE
- RURAL VILLAGE LOCATION

Built with a high level of detail and specification, this detached family home located in the peaceful rural village of Lindsell and offers versatile accommodation comprising of an impressive contemporary kitchen diner with separate utility, large living room, family room, home office and ground floor cloakroom. The first floor offers four bedrooms of which bedroom 1 enjoys built-in wardrobes and a luxury en-suite to match the beautiful family bathroom. Externally, the property enjoys ample off street parking, a garage and a large rear garden with entertaining patio.





Composite panel and obscure glazed front door opening into;

### **Entrance Hall**

With stairs rising to first floor landing, with oak and glazed balustrade, understairs storage cupboard, ceiling lighting, wood effect luxury vinyl Amtico flooring with underfloor heating, window to rear, smoke alarm, power points, doors to rooms.

### **Cloakroom**

With low level WC with integrated flush, wall mounted wash hand basin with mixer tap, half-tiled surround, inset ceiling down lighting, extractor fan, wood effect luxury vinyl Amtico flooring with underfloor heating.

### **Kitchen Diner 22'1" x 20'11"**

In an 'L' shape formation, with kitchen area comprising an array of eye and base level contemporary cupboards and drawers, one and a half bowl under sunk composite sink unit with work surface integrated drainer, Quooker instant hot water mixer tap, stone work surfaces and splashbacks, integrated electric induction hob, integrated oven and combination oven, integrated fridge-freezers, wine cooler and dishwasher, array of power points, windows to both front and rear aspects and further bi-folding doors to rear entertaining terrace, inset ceiling and ceiling lighting, smoke alarm and extractor fan, TV, telephone and power points, wood effect luxury vinyl Amtico flooring with underfloor heating, door into;

### **Utility Room**

Comprising a matching workstation with stone effect work surface and splashback, single composite sink unit with mixer tap, recess power and plumbing for both washing machine and tumble dryer, window to front, inset ceiling down lighting, extractor fan, access to loft, power points, wood effect luxury vinyl Amtico flooring with underfloor heating.

### **Family Room 15'10" x 10'11"**

With window to front, ceiling lighting, power points, wood effect luxury vinyl Amtico flooring with underfloor heating.

### **Living Room 21'3" x 13'0"**

With bi-folding doors out to entertaining terrace, ceiling lighting, TV, telephone and power points, fitted carpet with underfloor heating, door through to;

### **Home Office 13'0" x 9'1"**

With window to rear, ceiling lighting, access to loft, telephone and power points, fitted carpet with underfloor heating.

### **First Floor Landing**

With window to front, glazed and oak balustrade, wall mounted radiators, power points, fitted carpet, smoke alarm, access to loft, doors to rooms.

### **Bedroom 1 - 14'9" x 13'0"**

With window to side, ceiling lighting, wall mounted radiator, TV and power points, fitted carpets, opening into dressing area with his/hers built-in wardrobes with hanging rails and shelving, ceiling lighting, fitted carpet, door to;

### **Ensuite**

Comprising a fully tiled and glazed shower cubicle with twin head integrated shower, vanity mounted wash hand basin with mixer tap, low level WC with integrated flush, electric demisting mirror, inset ceiling down lighting, extractor fan, electric shaving point, wall mounted heated towel rail, tile effect linoleum flooring.

### **Bedroom 2 - 16'0" x 11'0"**

With window to front, ceiling lighting, wall mounted radiator, power points, fitted carpet.

### **Bedroom 3 - 11'11" x 10'3"**

With window to front, ceiling lighting, wall mounted radiator, power points, fitted carpet.

### **Bedroom 4 - 11'6" x 9'6"**

With window to rear, ceiling lighting, wall mounted radiator, power points, fitted carpet.

### **Family Bathroom**

Comprising a tile enclosed bath with mixer tap and integrated twin-head shower, full tiled surround with a contemporary glazed shower screen, vanity mounted wash hand basin with mixer tap, low level WC with integrated flush, electric demisting mirror, obscure window to rear, inset ceiling down lighting, extractor fan, electric shaving point, wall mounted heated towel rail, tile effect linoleum flooring.

# OUTSIDE

## Front of the Property

Is accessed via a shared stone shingle driveway supplying ample off-street parking, access to garage, pathway leading to storm porch and entrance door, front garden laid primarily to lawn with box hedging flower bed personnel gate, leading through to;

## Rear Garden

Laid primarily to lawn with entertaining patio, all retained my close boarded fencing and brick walling, outside lighting can also be found.



# DETAILS

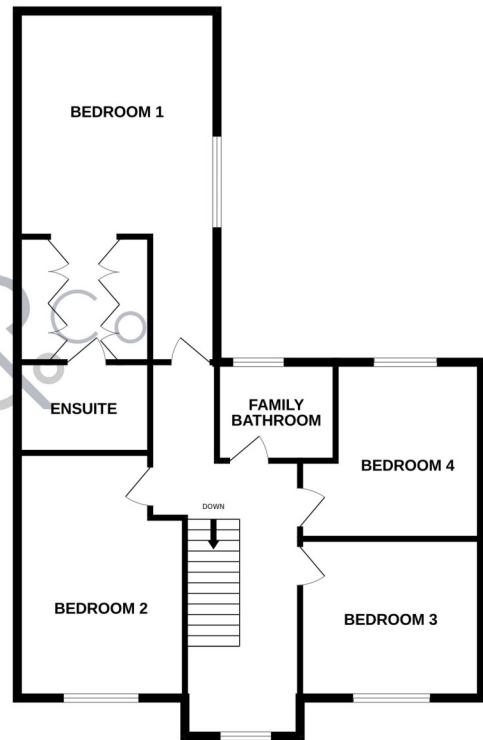
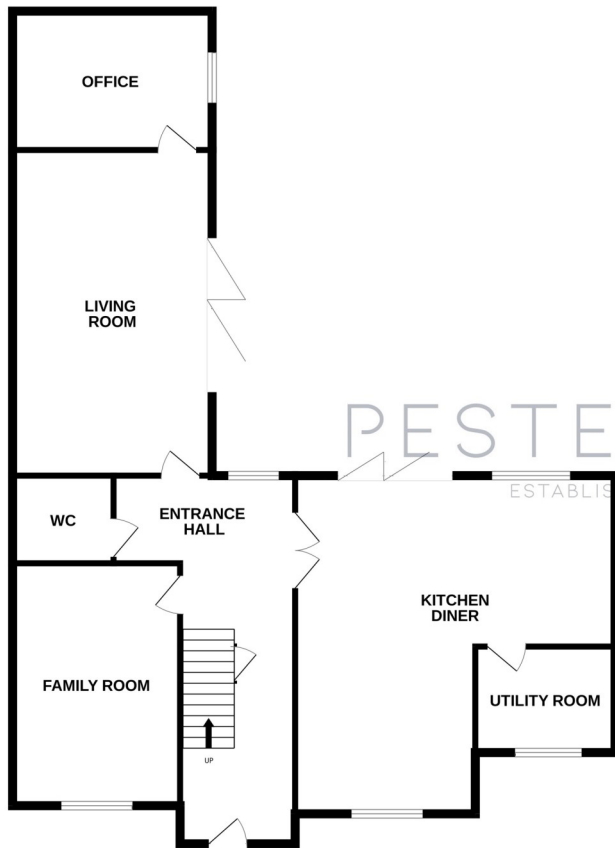
## EPC

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN

GROUND FLOOR  
1236 sq.ft. (114.8 sq.m.) approx.

1ST FLOOR  
981 sq.ft. (91.2 sq.m.) approx.

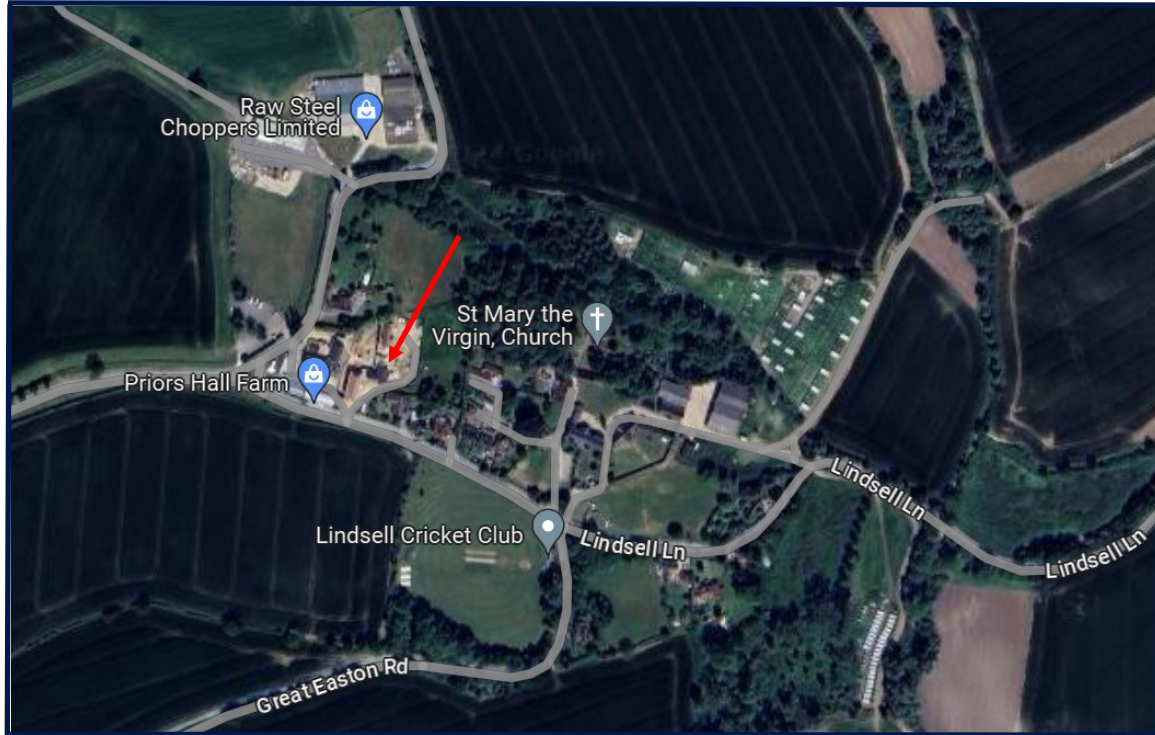


TOTAL FLOOR AREA : 2217 sq.ft. (206.0 sq.m.) approx.

# GENERAL REMARKS & STIPULATIONS

Elm Tree House is located in the village of Lindsell that offers a village cricket club and St Mary's Church. 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

Elm Tree House, Priors Hall Farm, Lindsell, Essex  
CM6 3QR

## COUNCIL TAX BAND

Band TBC

## SERVICES

Air source heat pump, private drainage, mains  
water and electric

## LOCAL AUTHORITY

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

**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.

# PESTELL & Co

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