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Independent Estate Agents and Valuers



Caldecote, Highfields, Henham, Bishop's Stortford, Herts, CM22 6AR

Guide price £975,000

BEING OFFERED AS A CHAIN FREE SALE.

A very spacious detached house which has been much improved and remodelled in order to provide excellent family accommodation with the addition of a self-contained one bedroom ground floor annexe. It is located in just off Henham High Street, down a small private road.

The ground floor accommodation comprises: Entrance hall, cloakroom, two spacious living rooms, one of which is currently used as a cinema room but could be incorporated into the annexe which has a bedroom, shower room and small living room with kitchenette.

There is large well fitted kitchen/breakfast room with adjoining family room. There is also a large walk-in pantry and a utility room. Completing the ground floor is a master bedroom with walk-in wardrobe and en-suite bathroom.

On the first floor there are two well proportioned double bedrooms and a modern shower room. A walk-in wardrobe in one of those rooms could be made into an en-suite, if required. Above the family room is a boiler room which could also accommodate a study.

The property stands on a good sized plot which is approximately one third of an acre with private garden to front, rear and one side. There is a gravel driveway with parking for numerous vehicles plus a double cart lodge. In the rear garden is a very useful detached summer house comprising, living room with kitchenette, bedroom and shower room. This could be used for home working or as guest accommodation.

The property is close to the Parish Church, popular public house/restaurant, village shop, primary school, village green and famous duck ponds. There is a mainline railway station at nearby Elsenham which also has a handy Tesco Express supermarket. EPC Band C. Council Tax Band G.

Covered Porch

Outside lights. Double glazed windows to the front aspect. Front door to:

Entrance Hall

Feature vertical radiator. Six inset ceiling lights. Cloaks hanging area. Karndean flooring.

Doors leading to living room, kitchen, cinema/sitting room, inner lobby and:



Cloakroom

5'6" x 2'8" (1.698 x 0.817)

Vanity unit wash basin with mixer tap and cupboard below. Low level WC. Two inset ceiling lights. Extractor fan.

Living Room

15'1" x 12'1" (4.612 x 3.692)

Fireplace with wooden bressummer and an ESSE wood burning stove.

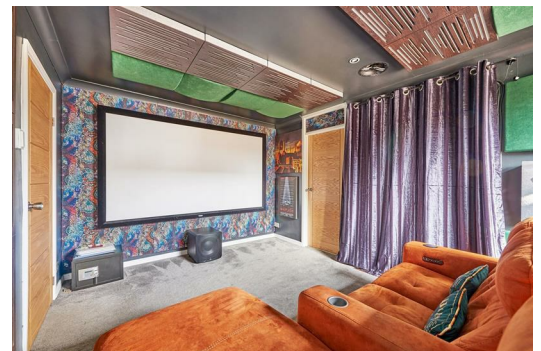
Radiator. TV point. Double glazed windows to the side and rear aspects including French doors to the rear garden.



Cinema Room/Sitting Room

14'11" x 10'4" (4.563 x 3.164)

Radiator. Double glazed window to the front aspect. Built-in storage cupboard.



Kitchen/Breakfast Room

16'11" x 15'2" (5.165 x 4.626)

A most impressive and spacious room which is well lit by a large lantern light window and double glazed windows on two aspects including bi-fold doors leading to the garden.

There is plenty of space for a large table and there is an extensive range of Mark Wilkinson Cooks painted in-frame units with white quartz worktops. In the centre of the kitchen area is an island unit with a black granite work surface incorporating a stainless steel sink with waste disposal unit, cupboards and drawers below. Integrated fridge and dishwasher.

White single drainer, one and a half bowl sink unit with swan neck mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Rangemaster dual fuel cooker. Fourteen inset ceiling lights. LVT flooring with underfloor heating. Sandersons retractable thermal blind fitted to the lantern light window. Door leading to pantry and utility room. Opening to:



Dining/Family Room

16'11" x 9'2" (5.171 x 2.814)

A versatile room adjoining the kitchen which could be used as a separate dining room, if required.

LVT flooring. Radiator. Vaulted ceiling with an exposed beam and high level track lighting. Double glazed windows to the front and side aspects including a door to the side garden. Stairs lead up to:



First Floor Boiler Room/Study

9'4" plus stairs x 8'1" (2.848 plus stairs x 2.480)

Accessed via a staircase from the dining/family room.

Velux double glazed skylight window to the front aspect.

Viessmann gas fired (hydrogen ready) condensing boiler. Large mains pressure water cylinder. Plumbing for water softener.

N.B. This room could also be a very useful home office/study.

Pantry

11'1" x 8'10" (3.396 x 2.7)

Another room adjoining the kitchen is this very useful walk-in pantry.

Fitted with a white quartz work top with cupboards and drawers below which match those in the kitchen. Space for upright fridge/freezer. Radiator. Three inset ceiling lights plus a sun pipe for natural light.

Door to:

Laundry/Utility Room

8'11" x 5'7" (2.719 x 1.708)

Fitted work surface with spaces for washing machine and tumble dryer below. White enamel Belfast double sink with pull-out mixer tap. Extractor fan. Three inset ceiling lights. Ceramic tiled floor. Double glazed window to the front aspect.

Inner Lobby

Radiator. Stairs leading to first floor bedrooms and shower room. Understairs cupboard. Door to:

Principal Bedroom

15'3" 10'4" (4.663 3.174)

Double glazed windows to side and rear including French doors to the rear garden.

Two radiators. Seven inset ceiling lights.



Large walk-in wardrobe

12'8" x 3'11" (3.870 x 1.209)

Three inset ceiling lights. Extensive range of hanging rails, shelves and drawers.

En-Suite Bathroom

10'4" x 5'10" (3.158 x 1.799)

Fitted with a modern white suite and complementary tiling.

Vanity unit wash basin with waterfall mixer tap and cupboard below. Panel bath with glazed shower screen, mixer tap, Grohe hand held and overhead shower units. fitted mirror and cabinet. Shaver point. Four inset ceiling lights. Heated towel rail. LVT flooring. Built-in shelved storage cupboard. Double glazed window to the side aspect. Door to:



Separate WC

5'2" x 2'8" (1.583 x 0.838)

Vanity unit wash basin with mixer tap and cupboard below. Low level WC. Wood effect laminate flooring. Extractor fan. Two inset ceiling lights. Double glazed window to the side aspect.

First Floor Accommodation

Landing with doors leading to shower room and two bedrooms.

Bedroom

15'2" x 12'10" (4.648 x 3.929)

Double glazed window to the front aspect. Radiator. Six inset ceiling lights. Panasonic air conditioning unit. Door to:



Walk-in Wardrobe

7'1" x 5'8" (2.180 x 1.750)

This could be made into an en-suite, if required.

Bedroom

13'3" x 11'11" (4.059 x 3.635)

Double glazed window to the rear aspect. Radiator. Panasonic air conditioning unit. Large built-in storage cupboard. Hatch to loft space. Eaves storage cupboards to both sides.



Shower Room

6'8" x 5'6" (2.051 x 1.680)

Fitted with a modern white suite and fully tiled walls. Pedestal wash basin with mixer tap. Low level WC. Double-width shower cubicle with hand held and overhead shower units. Radiator. Double glazed window to the side aspect. Wood effect laminate flooring.



Ground Floor Annexe

A suite of three rooms which is accessed via a lobby adjoining the cinema/sitting room or by an independent outside access. This is ideal as a guest suite or for a live in relative. It could also be made larger by including the cinema/sitting room, if required.

Annexe Lobby

Inset ceiling light. Fitted shelving. Door to:

Annexe Living Room/Kitchen

10'4" x 9'5" max (3.166 x 2.888 max)

Double glazed window to the front aspect. Radiator. TV point. Four inset ceiling lights.

Kitchen area: Single drainer sink unit with cupboards below, Adjacent work surface with cupboards and drawers below. Space for a washing machine. Integrated oven, ceramic hob and cooker extractor hood. Three single eye level wall cupboards. Doors to shower room and bedroom.



Annexe Shower Room

4'3" x 3'11" (1.312 x 1.203)

Wall mounted wash basin with mixer tap. Low level WC. Quadrant shower cubicle. Heated towel rail. Extractor fan.

Annexe Bedroom

10'4" x 10'1" (3.161 x 3.076)

Double glazed window to the front aspect. Double glazed door to the rear which provides independent access.

Radiator



Rear Garden

Approximately 100' x 60' (30.50m x 18.30m).

Enclosed by established hedges and fencing. Paved area to the rear of the living room. Extensive lawn area with stepping stone pathway to the summer house. Outside lighting. Various shrubs. Gravel area to the right hand side of the house.



Summer House

Comprises of three rooms: Living room with Kitchenette, bedroom & shower room as described below. This could be used as additional guest accommodation. The current owner uses it as a home office and storage.



Summer House Living Room

14'5" x 12'1" (4.400 x 3.696)

Double glazed windows and French doors lead out to a decked area overlooking the rear garden. Eleven inset ceiling lights. Kitchen area: Stainless steel sink unit with cupboards below. Doors to bedroom and shower room.

Summer House Bedroom/Office

8'6" x 7'5" (2.611 x 2.278)

Double glazed window facing the rear garden. Wall mounted air conditioning unit.

Summer House Shower Room

7'5" x 3'7" (2.261 x 1.101)

Pedestal wash basin with mixer tap. Ariston water heater. Low level WC. Three inset ceiling lights. Double glazed window. Plumbed ready for a shower.

Side Garden

Enclosed by 6' fencing to front and sides. Removable 3' picket fence leads to the rear garden. Artificial lawn area.

Cart Lodge

17'10" x 16'2" (5.440 x 4.930)

Eaves storage area. Provides under cover parking for two cars. Currently used for storage.



Adjacent Storage Shed

12' 7" x 5' 7" (3.66m 2.13m x 1.52m 2.13m)

Front Garden

Enclosed by 6' fencing and shrubs.
Extensive gravel area with room to park at least seven cars.
Two electric charging points. Side pedestrian access to the right hand side leading to the annexe. Gated side pedestrian access to the right hand side leading to the side garden.



Private Road

The property is located in a quiet backwater down a small private road which is maintained by all six of the residents. The residents have their own management company and pay £30 per month towards the maintenance and insurance.
N.B. A 'one-off' fee of £250 is payable to Henham Parish Council to cover a covenant which allows residents of Highfields to cross the village green.



LOCAL INFORMATION

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk
Find the property you are interested in and then select premium brochure.

In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

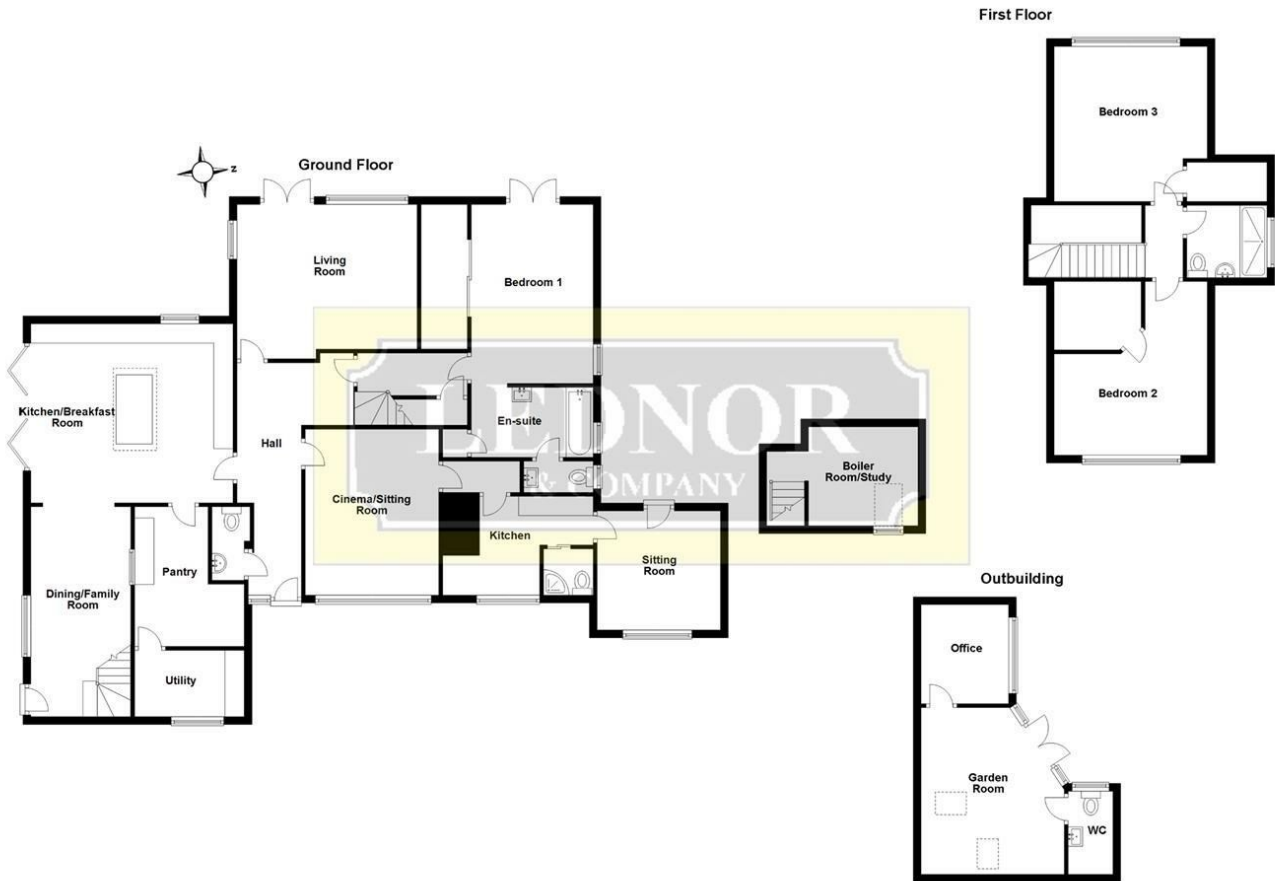
Disclaimer

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

Planning Permission To Extend

Planning permission was granted in 2020 to enlarge the entrance porch and to erect a first floor extension which would provide another bedroom. Reference: UTT/20/0951/HHF. N.B. This permission has now lapsed

Plans are available to view in our office or from Uttlesford District Council using the link below.
<https://publicaccess.uttlesford.gov.uk/online-applications/applicationDetails.do?keyVal=Q9ATJZQN01O00&activeTab=summary>



APPROX GROSS INTERNAL FLOOR AREA 2575 SQFT (including outbuilding)
 This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE