



STARR COTTAGE AND PLOTS, STARR ROAD

Henham, Bishop's Stortford, CM22 6AW

GUIDE PRICE £800,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Development Opportunity
- Detached 16th Cottage and Detached House
- Planning for Two Detached Homes
- Good Sized Plot
- Further Development Potential S.T.Consent
- Unique Potential
- Possibly Suit Multiple Family Set Up
- Prime Position within Henham





Property Description

THE PROPERTY

**** BUILDING PLOTS & COTTAGE **** Unique and interesting opportunity to acquire a detached listed cottage together with planning consent for two further detached houses.

THE LOCATION

Henham, one of the most sought after villages in Essex provides an excellent array of local facilities including a public house, parish church, shop, post office, tennis club and local primary school.

A mainline railway station is readily available at the nearby village of Elsenham with commuter services to London's Liverpool Street and Cambridge. The larger village of Stansted nearby, provides further day to day shopping facilities, schooling for all ages and a further mainline railway station.

The market towns of Bishops Stortford and Saffron Walden offer excellent shopping and sporting facilities plus schooling. Access is available to the M11 on the outskirts of Bishop's Stortford and the A1 and Cambridge to the North and the M25 and London to the South.

STARR HOUSE, STARR ROAD, HENHAM, CM22 6AW
THE GRADE II LISTED COTTAGE

This detached property would make a lovely family home. In brief the details are below ;

ENTRANCE HALL

SITTING ROOM

16' 10" x 13' (5.13m x 3.96m)

FAMILY DINING ROOM

14' 5" x 14' (4.39m x 4.27m)

KITCHEN/BREAKFAST ROOM

16' 7" x 14' 3" (5.05m x 4.34m) max.

BATHROOM

10' 7" x 9' 6" (3.23m x 2.9m) max.

LANDING

BEDROOM 1

14' 10" x 14' 4" (4.52m x 4.37m)

WC

BEDROOM 2

16' 10" x 12' 9" (5.13m x 3.89m) max

BEDROOM 3

14' 2" x 11' 3" (4.32m x 3.43m) max floor area.

GARDEN AREA

THE PLANNING PERMISSION

The property benefits from recently approved consent for two detached two bedroom, two reception room bungalows under planning reference www.uttlesford.gov.uk UTT/20/0094/FUL

'Demolition of existing garage structures and erection of 2 no. detached single storey dwellings at Starr House Starr Road Henham Bishops Stortford Hertfordshire CM22 6AW' full drawings and conditions can be found under the planning

reference.

THE FORMER GARAGE & STORE

Formally the village garage, the building will be demolished under the existing permission and replaced by a bungalow.

MAIN WORKSHOP 46' x 31' (14.02m x 9.45m) approx.

Vehicle inspection pit, lighting, power and 3 phase electricity supply available.

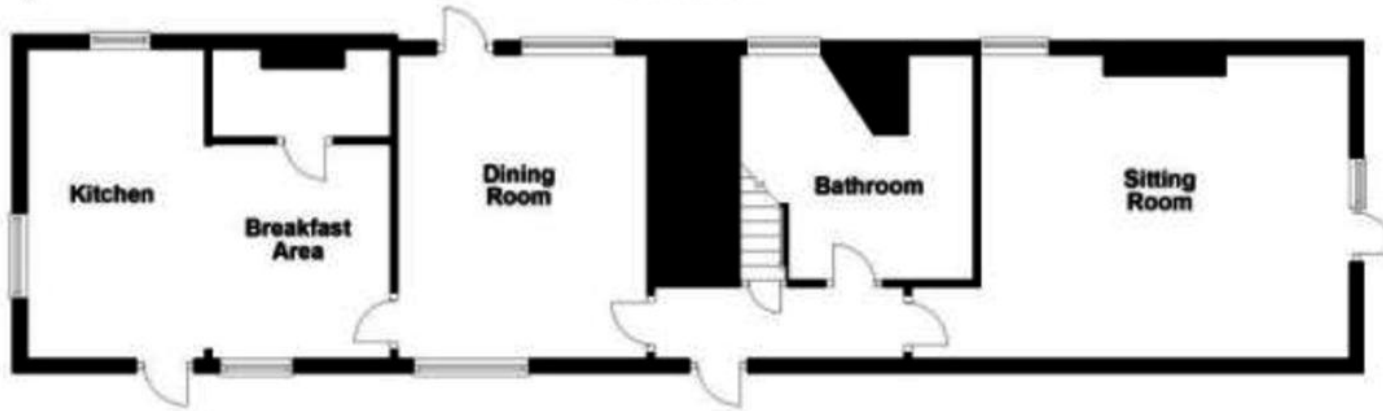
To the rear of the main workshop is a steel framed lean-to adjoining the cottage garden.

SIDE WORKSHOP 45' x 9' (13.72m x 2.74m) Divided into three partitioned areas with windows to the front and side

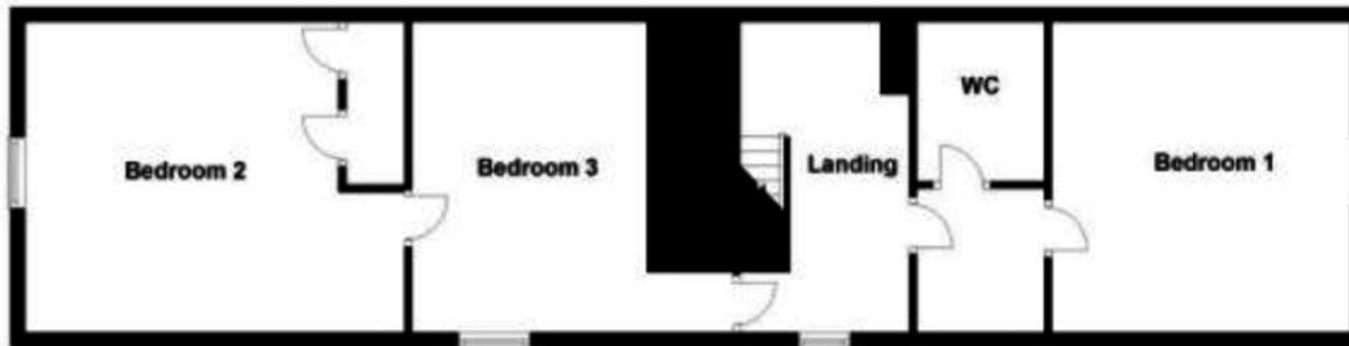
aspects. Power and lighting connected.



Ground Floor



First Floor



Approx gross internal floor area 158 sqm (1700 sqft)

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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