



9 BONNINGTON YARD, STATION ROAD

Takeley, Bishop's Stortford, CM22 6SQ

£800,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Brand New Individual Bungalow
- Prestigious Gated Development of only Nine Homes
- Parking and Lawned Garden
- Vaulted Living Area
- Highly Sought after Location
- High Quality Kitchen
- High Quality Bathrooms
- Available Now





Property Description

THE PROPERTY

**** BRAND NEW GATED DEVELOPMENT **** This superb prestigious single storey residence constructed to a high standard offering an abundance of character features. This truly impressive property must be viewed - one off home - rare opportunity - keys held.

A rather special, brand new, three bedroom detached single storey dwelling in a gated development of 9 barn style homes.

This unique property offers single storey living with a character feel, a first class layout and finish.

There are three double bedrooms, two luxury bath/shower

room, magnificent kitchen/living dining room with a vaulted ceiling and bi-folding doors leading to a good size garden, plenty of parking and electric car charger.

THE LOCATION

Bonningtons Yard, Takeley 9 New Homes Available Now.

Set in a private gated development in one of Essex's best villages near Hatfield Forest. Bonningtons Yard rests on the border of Hatfield Forest a renowned national nature reserve. It is a picturesque and historic forest with a rich ecological and cultural significance.

The forest spans over 400 hectares. It is also home to a diverse range of ancient trees, rare plants, and various bird

species. The forest can be explored through its trails offering a tranquil, picturesque setting for outdoor activities such as walking, cycling, and horse riding.

One local designated walking and cycling route pans approximately 15 miles and passes through stunning countryside landscapes, including woodlands, meadows and farmland. The park is ideal for individuals seeking to enjoy the great outdoors.

ENTRANCE HALL

FAMILY BATHROOM

UTILITY ROOM

LIVING AREA / KITCHEN

27' 5" x 20' 5" (8.38m x 6.24m)

BEDROOM 1

22' 4" x 12' 2" (6.83m x 3.71m)

ENSUITE

BEDROOM 2

17' 6" x 12' 9" (5.35m x 3.90m)

BEDROOM 3

17' 6" x 12' 5" (5.35m x 3.81m)

OUTSIDE

The Rear

The garden is open to the west with an Indian sandstone large paved patio area, ideal for outside entertaining. This is accessed via the stable door and French doors from the reception room.

The garden is fully enclosed by close boarded fencing and an exposed red brick wall. The patio extends to the other side of the property which benefits from a gate to the front and is accessed via the French doors from the main bedroom.

There is outside lighting and a cold water tap.

The Front

To the front of the property there are sleeper raised beds which are nicely planted. There is an electric car charger socket and parking.







Ground Floor

Approx. 148.1 sq. metres (1594.0 sq. feet)



Total area: approx. 148.1 sq. metres (1594.0 sq. feet)

COUNCIL TAX BAND

Tax band

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 are 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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