



4 BONNINGTON YARD, STATION ROAD

Takeley, Bishop's Stortford, CM22 6SQ

£850,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Impressive Gated Luxury Home
- High Quality Thoughtful Bathrooms
- Thoughtfully Constructed Kitchen presented to a High Standard
- Garage and Parking
- Available Now - Call to View
- Three Bedrooms and Three Bathrooms
- Individual Features Throughout
- Overlooking Farmland





Property Description

THE PROPERTY

Superb three bedroom luxury barn style home with three en-suites and overlooking farmland! One of a prestigious gated development of only nine luxury homes. Everything you would expect from a luxury home! Available Now! Attention to detail puts others developers to shame! Call to arrange a viewing today..

Plot 4 Bonningtons is an impressive barn style home of circa 1862 sq ft

Freehold

Council Tax to be confirmed

EPC B

Air Source Heat Pump

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 passes 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

CLOAKROOM

UTILITY ROOM

12' 9" x 8' 11" (3.89m x 2.72m)

SITTING/DINING/KITCHEN

30' 7" (9.34m)

FIRST FLOOR

LANDING

BEDROOM 1

1607' 7" x 14' 2" (490m x 4.32m)

ENSUITE

BEDROOM 2

16' 1" x 13' 7" (4.92m x 4.16m)

ENSUITE

BEDROOM 3

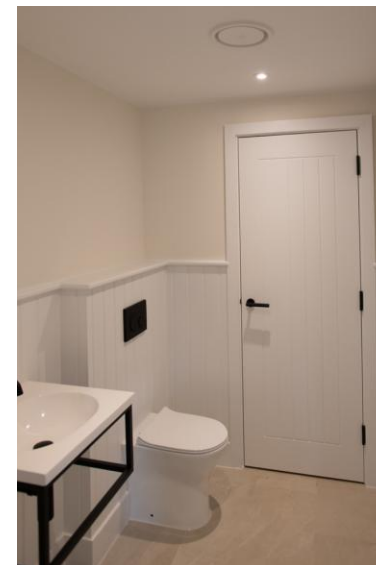
18' 4" x 12' 5" (5.61m x 3.81m)

max

ENSUITE

OUTSIDE

Garage and parking. Lovely garden overlooking farmland.

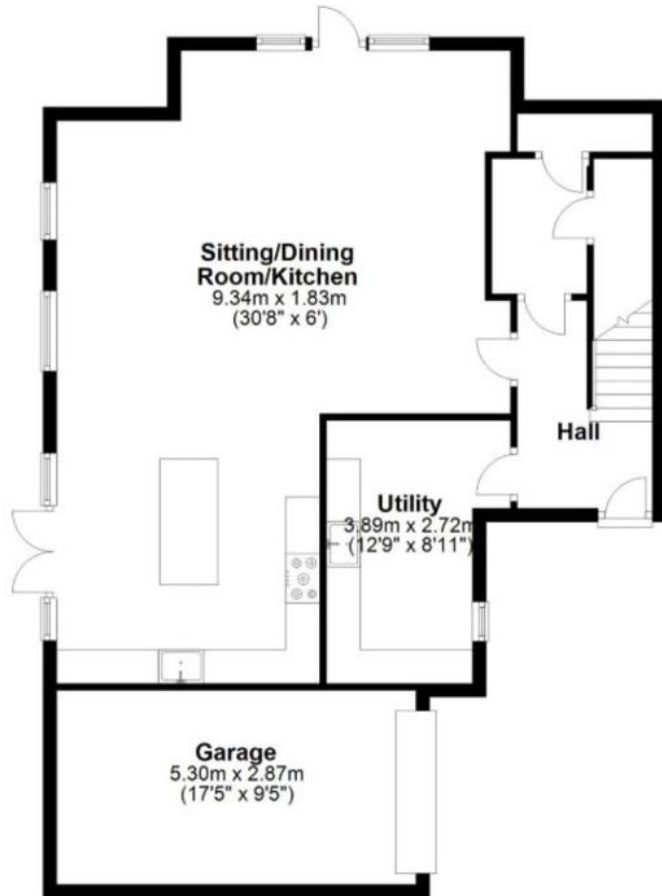






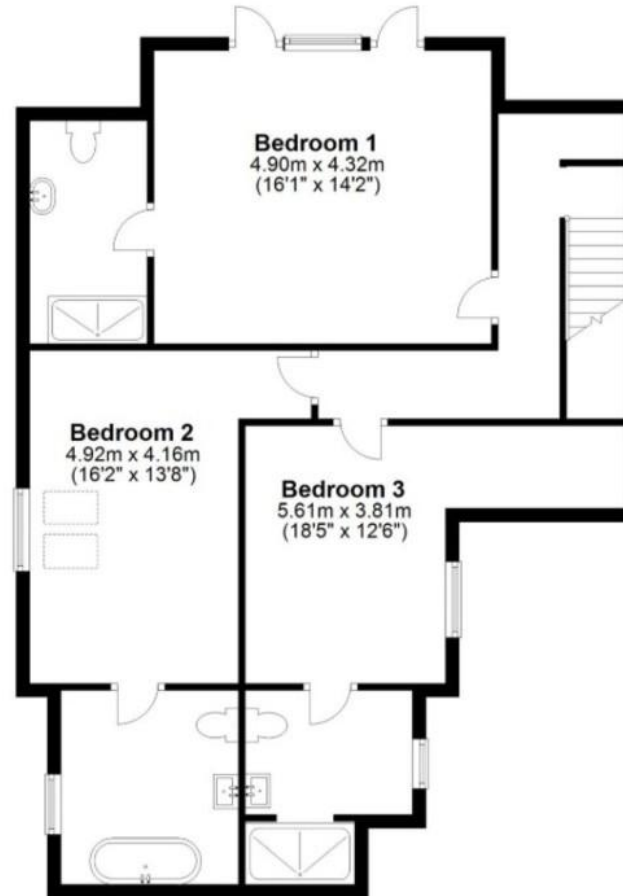
Ground Floor

Approx. 87.1 sq. metres (937.7 sq. feet)



First Floor

Approx. 85.9 sq. metres (924.1 sq. feet)



Total area: approx. 173.0 sq. metres (1861.9 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	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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