



## MONKSWOOD, WOODSIDE GREEN

Takeley, Bishop's Stortford, CM22 7UG

£1,395,000



COMMERCIAL | RESIDENTIAL | LETTINGS

[www.jamesandco.net](http://www.jamesandco.net)

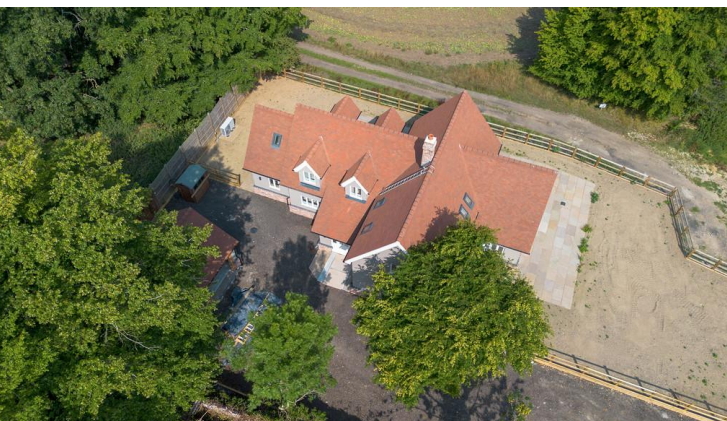
Stunning High Quality New Build Country Home

- Part of a Stunning Development by Messrs Foxley
- 4 Bedrooms with En Suites and Dressing Rooms

- Well Proportioned Living Space
- Double Garage and Parking
- Quality Throughout within a Picturesque Setting
- Outskirts of Bishop's Stortford and Sawbridgeworth







## Property Description

### THE PROPERTY

One off individual new build property having been constructed to a very high standard by local renowned developer 'Foxley Homes'.

The situation is truly outstanding surrounded by 'National Trust' land and is part of a unique exclusive development of only twelve luxury homes comprising barn conversions and a new builds - truly exceptional development.

Monkwood is a new build home thoughtfully constructed offering farmland views with high quality kitchen and bathroom fittings throughout.

The home itself offers around 2661 sq ft of living space

offering lounge with an open fireplace, well fitted quality kitchen and separate utility room, cloakroom and impressive garden room offering views of the surrounding countryside.

The first floor has four great sized bedrooms and three bathrooms, the master having a dressing room and luxury en-suite.

The garden is a great size laid to lawn with a double garage and parking.

Information

Freehold

Air Source Heat Pump

Private drainage.

Council Tax to be advised

10 Year build guarantee

### THE LOCATION

Woodside Green is a stunning National Trust area on the fringes of Hatfield Forest, set equidistant between the larger villages of Hatfield Broad Oak, Hatfield Heath and Little Hallingbury and a short drive from the larger market towns of Bishop's Stortford and Sawbridgeworth.

Howe Green House School is just 1 mile away and access to the M11 is approximately 4 miles away. Stansted airport is in easy reach.

There is an excellent commuter service to London Liverpool Street at Sawbridgeworth 3.6 miles away and Bishop's Stortford (from 38 minutes approx.) 3.7 miles away (all

distances approximate).

Bishop's Stortford offers a variety of shopping and sporting facilities including Mint Velvet, H&M, Waitrose, cinema, two leisure centres and a wide selection of pubs, bars and restaurants.

There is also excellent schooling available at Hockerill and The Hertfordshire & Essex High School to name just a few. Private schooling is available at Bishop's Stortford or Felsted.

#### **ENTRANCE HALL**

#### **UTILITY ROOM**

#### **CLOAKROOM**

#### **LOUNGE**

#### **REAR LOBBY**

#### **IMPRESSIVE KITCHEN**

#### **GARDEN ROOM**

#### **FIRST FLOOR**

#### **LANDING**

#### **MASTER BEDROOM**

#### **IMPRESSIVE EN SUITE**

#### **IMPRESSIVE DRESSING ROOM**

#### **BEDROOM 2**

#### **IMPRESSIVE EN SUITE**

#### **BEDROOM 3**

#### **FAMILY BATHROOM**

#### **EXTERIOR**

The lovely lawned garden area with extensive patios allows view over the countryside.

#### **DOUBLE GARAGE**











Double garage with ample off street parking on the driveway.

odside Green

Ground Floor

The ground floor plan shows a large open-plan living and dining area. The kitchen is located at the top left, with a breakfast room and garden access. The living area includes a lounge and a large open space. The entrance hall leads to the front door and a utility room. The plan also shows a bathroom, a bedroom, and a garage. Dimensions are provided for most rooms.

Rooms and Dimensions:

- Kitchen: 6.00m x 3.00m
- Breakfast Room: 3.00m x 2.00m
- Garden: 10.00m x 10.00m
- Lounge: 5.00m x 6.00m
- Living Area: 12.00m x 4.00m
- Entrance Hall: 2.00m x 3.00m
- Utility: 2.00m x 3.00m
- Bathroom: 2.00m x 2.00m
- Bedroom: 3.00m x 4.00m
- Garage: 6.00m x 3.00m

This floor plan shows a large apartment with five bedrooms and a significant terrace. The layout includes:

- Bedroom 01:** 36.00m x 26.00m, located at the top left.
- Bedroom 02:** 4.00m x 10.00m, located below Bedroom 01.
- Bedroom 03:** 4.00m x 10.00m, located on the right side.
- Bedroom 04:** 28.00m x 10.00m, located in the center.
- Bedroom 05:** 25.00m x 23.00m, located at the bottom left.
- Living Area:** 14.00m x 21.00m, located in the center-right.
- Kitchen:** 7.00m x 10.00m, located on the right side.
- Bathroom:** 4.00m x 10.00m, located on the right side.
- Terrace:** 25.00m x 23.00m, located at the bottom left.
- Entrance:** 19.00m x 13.00m, located in the center.
- Staircase:** 14.00m x 13.00m, located on the right side.
- Storage:** 4.00m x 10.00m, located on the right side.

Illustration for identification purposes only, measurements are approximate, not to scale.  
Key - Room Name (length mm x width mm)

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