



"NEW YEAR - NEW START"
PRICES FROM £800,000

STAMP DUTY PAID ✓
 REMOVAL FEES PAID ✓
 'EVERY BONNINGTONS HOME COMES WITH A £2000
 JOHN LEWIS VOUCHER
 TO SPEND ON YOUR NEW HOME' ✓

Reserve with us now and throughout January and we will pay your Stamp Duty and Removal Fees on all our properties at BONNINGTONS YARD. Plus receive a £2000 John Lewis Gift Voucher to treat yourself to some beautiful things for your new home.

APPLIES TO PROPERTIES RESERVED THIS DECEMBER AND THROUGHOUT JANUARY 2024 AT BONNINGTONS YARD, TAKELEY, CM23

*TERMS AND CONDITIONS APPLY



3 BONNINGTON YARD STATION ROAD

Bishop's Stortford, CM22 6SQ

OFFERS IN EXCESS OF £1,000,000



COMMERCIAL | RESIDENTIAL | LETTINGS

www.jamesandco.net

- **** STAMP DUTY PAID **** Impressive Gated Luxury Home
- Five Bedrooms and Five Bathrooms
- High Quality Thoughtful Bathrooms
- Stunning Entrance Hall
- Panelling To Walls - Luxury Feel
- Double Garage with EV
- Thoughtfully Constructed Kitchen presented to a High Standard
- Overlooking Farmland





Property Description

THE PROPERTY

**** STAMP DUTY PAID ****

Superb five bedroom luxury home with five 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..

3 Bonningtons Yard is an impressive 2875 sq ft luxury home.

Stamp duty paid subject to terms and conditions.

Air source Heat Pump.

Council tax band awaiting.

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.

Barn Style Entrance

Full Height Galleried Entrance

Downstairs WC

Magnificent Kitchen/Family Room

Kitchen Area

21' 2" x 16' 3" (6.45m x 4.95m)

Family Area

15' 6" x 13' 0" (4.72m x 3.96m)

Boot Room/Utility 15' 4" x 6' 6" (4.67m x 1.98m)

Sitting Room 20' 10" x 13' 10" (6.35m x 4.22m)

First Floor Galleried Landing

Bedroom 1 17' 2" x 12' 10" (5.23m x 3.91m)

Luxury En-Suite Shower Room 1

Bedroom 2 15' 6" x 10' 0" (4.72m x 3.05m)

Luxury En-Suite Shower Room 2

Bedroom 3 15' 10" x 11' 2" (4.83m x 3.40m)

Luxury En-Suite Shower Room 3

Bedroom 4 12' 0" x 9' 0" (3.66m x 2.74m)

Luxury En-Suite Bathroom

Bedroom 5 13' 2" x 10' 10" (4.01m x 3.30m)

Luxury En-Suite Shower Room

OUTSIDE

The Rear

The property enjoys a large, south west facing rear garden which is fully enclosed by fencing. Directly to the rear of the property there is a large Indian sandstone pave patio area. The rest of the garden is mainly laid to lawn.

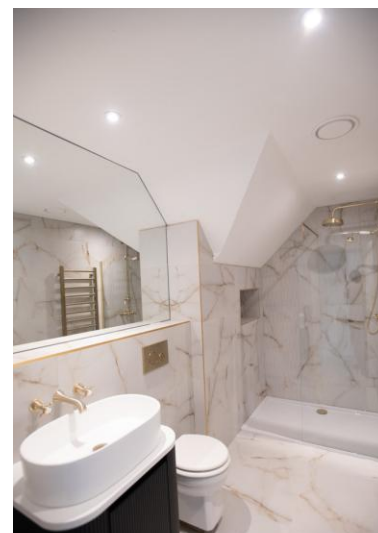
The Front

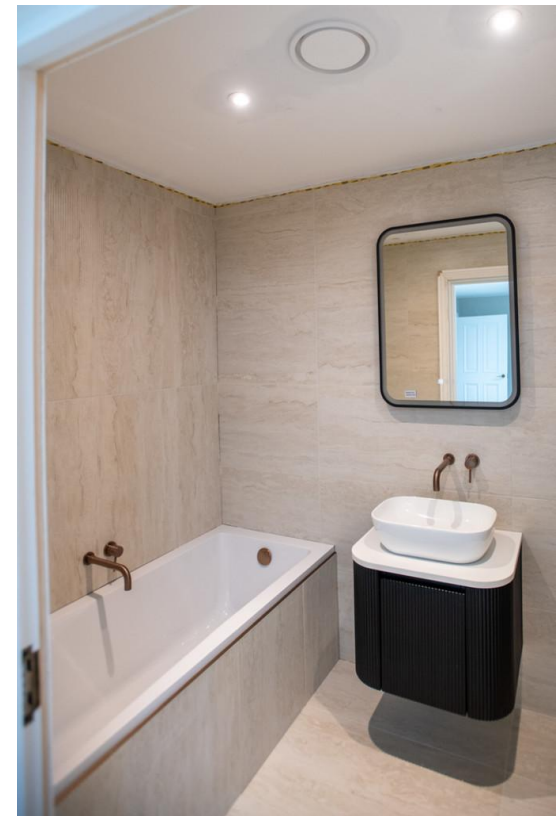
To the front of the property there are sleeper borders and parking, leading to:

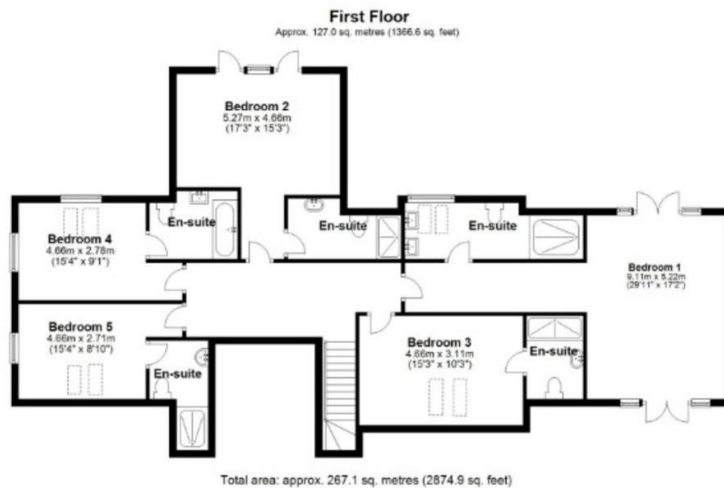
DOUBLE GARAGE

with double opening roller shutter doors, power and light laid on, electric car charging socket, Indian sandstone flooring, door through to utility room.









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 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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