



PRESTIGE & VILLAGE

UK's finest properties

THE OLD BREWERY, VIOLETS LANE, FURNEUX PELHAM, SG9 0TS



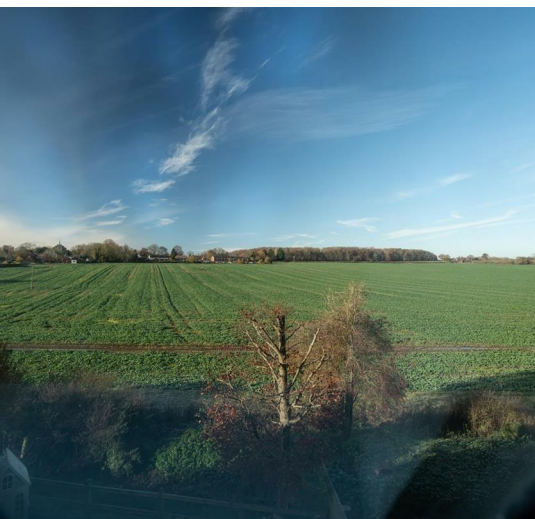
This charming, bright and spacious four double bed roomed property is set on three levels. This newer addition to old brewery building is in immaculate condition throughout, offering appealing and unique accommodation. This amazing property is located in the quiet village of Furneux Pelham and is just a short 10 minute drive to Buntingford town centre. Set just a short drive from the A10 just west of the pretty market town of Bishop's Stortford, Furneux Pelham is conveniently placed for access to both the M11 and A10 as well as the mainline railway station serving London and Cambridge. This former brewery was built in 1860 by William Rayment and when it was purchased by Greene King in 1928 it had an estate of 35 public houses. Rayment's brewery closed in 1987 but was still used as a depot by Greene King until the late 1990's. It was then developed and new buildings added creating these luxury, executive homes.





- Beautiful and Unique Character Family Home
- Fantastic Luxury Fully Fitted Bespoke Kitchen
- Four Large Double Bedrooms
- Three Bath/Shower Rooms (two En-Suite)
- Private Garden with Amazing Views of Open Countryside
- Driveway and Garage with a Further Three Allocated Parking Spaces
- Built to a Very High Standard and Specification When New in 2002
- Within Easy Walk of The Brewery Tap Public House/Restaurant
- A Short Drive from the A10 & Bishop's Stortford with Access to the M11 and Mainline Rail Service to London & Cambridge
- London Stansted International Airport is Also Within a 30 Minute Drive





### ENTRANCE HALL

9'9" x 7'2" (2.97m x 2.18m)  
Spacious entrance hallway with wood floor and stairs to first floor

### LIVING ROOM

19'5" x 13'1" (5.92m x 3.99m)  
Wooden floor, feature red brick fireplace with fitted log burner, windows to front and rear with views over open countryside

### BREAKFAST ROOM

12'10" x 9'3" (3.91m x 2.82m)  
French doors opening to rear garden

### LUXURY FULLY FITTED KITCHEN

15'8" x 9'1" (4.78m x 2.77m)  
The heart of the home! Stunning family space for entertaining. with windows to rear and side overlooking the garden and amazing views across the countryside. The kitchen has fully integrated double oven, Rangemaster cooker, built in dishwasher, washing machine, tumble-dryer, and feature double Butler sink unit with complimentary quartz worktops

### DOWNSTAIRS CLOAKROOM

5'2" x 3'4" (1.57m x 1.02m)  
Modern suite comprising low level w/c and pedestal wash hand basin and storage cupboard

### FIRST FLOOR LANDING

20'3" x 4'5" (6.17m x 1.35m)  
With stairs to second floor

### BEDROOM TWO

13'10" x 10'3" (4.22m x 3.12m)  
Window to the rear with amazing views

### EN-SUITE SHOWER ROOM

10'3" x 4'8" (3.12m x 1.42m)  
Fully tiled double sized shower cubicle, wash hand basin, low level w/c

### BEDROOM THREE

14'4" x 9'8" (4.37m x 2.95m)  
Window to the front

### BEDROOM FOUR

11'7" x 9'6" (3.53m x 2.90m)  
Window to the rear with views of open rolling countryside

### FAMILY BATHROOM

9'0" x 6'6" (2.74m x 1.98m)  
Panelled bath with hot & cold mixer and shower attachment, wash hand basin, low level w/c, window to front, wood flooring, mainly tiled walls and heated towel rail

### SECOND FLOOR LANDING

7'3" x 6'2" (2.21m x 1.88m)  
Reading area with Velux hand-winder roof window

### PRIMARY BEDROOM

16'4" x 13'2" (4.98m x 4.01m)  
Large, spacious room with dual Velux hand-winder windows to rear with extensive, beautiful views over open countryside

### EN-SUITE SHOWER ROOM

11'8" x 5'3" (3.56m x 1.60m)  
Fully tiled double sized shower cubicle, pedestal wash hand basin, low level w/c, Velux roof window with hand-winder to front

### GARDEN

Good sized rear garden, laid mainly to lawn with large tiled patio area

### GARAGE

17'1" x 9'3" (5.21m x 2.82m)  
With power & light laid on

### DRIVE AND PARKING

Parking space in front of garage and two further allocated parking spaces adjacent

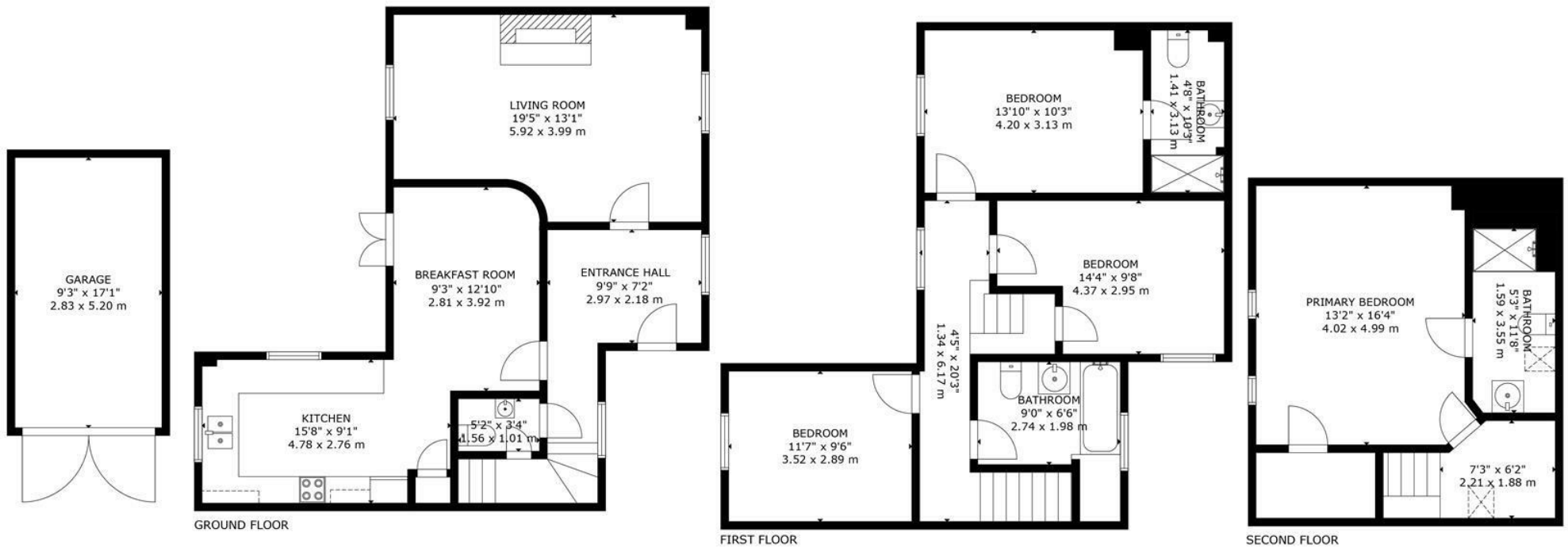




Band

| Energy Efficiency Rating   |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |   |       |   |       |   |       |   |       |   |       |   |  |  |        |   |       |   |       |   |       |   |       |   |       |   |       |   |  |
|--|-------------------------|---|-------------------------|---|-------|---|-------|---|-------|---|-------|---|-------|---|--|--|--------|---|-------|---|-------|---|-------|---|-------|---|-------|---|-------|---|--|
| Current  | Potential               | Current   | Potential               |   |       |   |       |   |       |   |       |   |       |   |  |  |        |   |       |   |       |   |       |   |       |   |       |   |       |   |  |
| 75   | 75                      | 75  | 75                      |   |       |   |       |   |       |   |       |   |       |   |  |  |        |   |       |   |       |   |       |   |       |   |       |   |       |   |  |
| Why energy efficient - lower running costs   |                         | Why environmentally friendly - lower CO <sub>2</sub> emissions  |                         |   |       |   |       |   |       |   |       |   |       |   |  |  |        |   |       |   |       |   |       |   |       |   |       |   |       |   |  |
| <table border="1"> <tr><td>91-100</td><td>A</td></tr> <tr><td>81-90</td><td>B</td></tr> <tr><td>71-80</td><td>C</td></tr> <tr><td>61-70</td><td>D</td></tr> <tr><td>51-60</td><td>E</td></tr> <tr><td>41-50</td><td>F</td></tr> <tr><td>31-40</td><td>G</td></tr> </table> | 91-100                  | A   | 81-90                   | B | 71-80 | C | 61-70 | D | 51-60 | E | 41-50 | F | 31-40 | G |  | <table border="1"> <tr><td>91-100</td><td>A</td></tr> <tr><td>81-90</td><td>B</td></tr> <tr><td>71-80</td><td>C</td></tr> <tr><td>61-70</td><td>D</td></tr> <tr><td>51-60</td><td>E</td></tr> <tr><td>41-50</td><td>F</td></tr> <tr><td>31-40</td><td>G</td></tr> </table> | 91-100 | A | 81-90 | B | 71-80 | C | 61-70 | D | 51-60 | E | 41-50 | F | 31-40 | G |  |
| 91-100   | A                       |   |                         |   |       |   |       |   |       |   |       |   |       |   |  |  |        |   |       |   |       |   |       |   |       |   |       |   |       |   |  |
| 81-90  | B                       |   |                         |   |       |   |       |   |       |   |       |   |       |   |  |  |        |   |       |   |       |   |       |   |       |   |       |   |       |   |  |
| 71-80  | C                       |   |                         |   |       |   |       |   |       |   |       |   |       |   |  |  |        |   |       |   |       |   |       |   |       |   |       |   |       |   |  |
| 61-70  | D                       |   |                         |   |       |   |       |   |       |   |       |   |       |   |  |  |        |   |       |   |       |   |       |   |       |   |       |   |       |   |  |
| 51-60  | E                       |   |                         |   |       |   |       |   |       |   |       |   |       |   |  |  |        |   |       |   |       |   |       |   |       |   |       |   |       |   |  |
| 41-50  | F                       |   |                         |   |       |   |       |   |       |   |       |   |       |   |  |  |        |   |       |   |       |   |       |   |       |   |       |   |       |   |  |
| 31-40  | G                       |   |                         |   |       |   |       |   |       |   |       |   |       |   |  |  |        |   |       |   |       |   |       |   |       |   |       |   |       |   |  |
| 91-100   | A                       |   |                         |   |       |   |       |   |       |   |       |   |       |   |  |  |        |   |       |   |       |   |       |   |       |   |       |   |       |   |  |
| 81-90  | B                       |   |                         |   |       |   |       |   |       |   |       |   |       |   |  |  |        |   |       |   |       |   |       |   |       |   |       |   |       |   |  |
| 71-80  | C                       |   |                         |   |       |   |       |   |       |   |       |   |       |   |  |  |        |   |       |   |       |   |       |   |       |   |       |   |       |   |  |
| 61-70  | D                       |   |                         |   |       |   |       |   |       |   |       |   |       |   |  |  |        |   |       |   |       |   |       |   |       |   |       |   |       |   |  |
| 51-60  | E                       |   |                         |   |       |   |       |   |       |   |       |   |       |   |  |  |        |   |       |   |       |   |       |   |       |   |       |   |       |   |  |
| 41-50  | F                       |   |                         |   |       |   |       |   |       |   |       |   |       |   |  |  |        |   |       |   |       |   |       |   |       |   |       |   |       |   |  |
| 31-40  | G                       |   |                         |   |       |   |       |   |       |   |       |   |       |   |  |  |        |   |       |   |       |   |       |   |       |   |       |   |       |   |  |
| Not energy efficient - higher running costs  |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |   |       |   |       |   |       |   |       |   |       |   |  |  |        |   |       |   |       |   |       |   |       |   |       |   |       |   |  |
| England & Wales  | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |   |       |   |       |   |       |   |       |   |       |   |  |  |        |   |       |   |       |   |       |   |       |   |       |   |       |   |  |

**THE OLD BREWERY, FURNEUX PELHAM**  
 Total Approximate Internal Area: 156m sq/ 1674 sq ft



EXCLUDED AREA: GARAGE: 15 m<sup>2</sup>/158 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



PRESTIGE & VILLAGE

UK's finest properties

[PROPERTY@PRESTIGEANDVILLAGE.CO.UK](mailto:PROPERTY@PRESTIGEANDVILLAGE.CO.UK)

[WWW.PRESTIGEANDVILLAGE.CO.UK](http://WWW.PRESTIGEANDVILLAGE.CO.UK)