



PRESTIGE & VILLAGE

UK's finest properties



CHURCH LANE, SHEERING, BISHOP'S STORTFORD, CM22 7NR

THREE STUNNING NEW HOMES AVAILABLE IMMEDIATELY Guide Price £1,500,000 to £1,600,000***

Prestige & Village are proud to offer these three luxurious homes, situated in the picturesque and much sought after village of Sheering. Overlooking open countryside with generous frontage, these stunning new homes come with a 10-year builder's warranty, and are finished to an exceptional standard. The village of Sheering offers a range of local amenities, including a pub, village shop, café, post office, village hall, and parish church. Sawbridgeworth and Harlow Stations are within a few minutes drive and provide fast connections to London Liverpool Street via the Stansted Express rail service, which also serves London Stansted International Airport and Cambridge. The area also benefits from a choice of excellent local schools, situated in the nearby towns of Bishop's Stortford and Sawbridgeworth.

GUIDE PRICE £1,500,000

CHURCH LANE

SHEERING, BISHOP'S STORTFORD, CM22 7NR



- Choice of Three Luxury Executive Six Bedroom Family Homes
 - Stunning Luxury Fully Fitted Kitchen/ Entertainment Room
 - Parking for Multiple Vehicles
- Built to an Extremely High Standard & Offering Individual Differences
 - Five Luxury Bath/ Shower/ Cloakrooms
 - Backing onto Open Rolling Countryside
- Three Large Reception Rooms
 - Extra Large Double Garage with Studio/ Office Over
 - Within Easy Reach of Mainline Rail Services, M11 Junction 7a & London Stansted International Airport

Stunning Entrance Way Leading to Parking for Multi Brick Laid Drive & Entrance Gate

Reception Hall
17'4 x 9'8 (5.28m x 2.95m)

Luxury Kitchen/ Dining/ Entertainment Room
35'10 x 21'2 max (10.92m x 6.45m max)

Hidden Utility Room
9'3 x 6'6 max (2.82m x 1.98m max)

Sitting Room
18 x 12'9 (5.49m x 3.89m)

Drawing Room
14 x 10'3 (4.27m x 3.12m)

First Floor Landing
12'1 x 11' (3.68m x 3.35m)

Bedroom One
17'6 x 12'8 (5.33m x 3.86m)

En-Suite Shower Room
9'6 x 6' (2.90m x 1.83m)

Bedroom Two
13'3 x 12'6 (4.04m x 3.81m)

En-Suite Shower Room
10'6 x 5' (3.20m x 1.52m)

Bedroom Three
17' x 10'3 (5.18m x 3.12m)

Bedroom Four
13'6 x 10'3 (4.11m x 3.12m)

Family Bathroom
9'6 x 5'6 (2.90m x 1.68m)

Second Floor Landing
10'4 x 10'3 (3.15m x 3.12m)

Bedroom Five
10'4 x 9'3 (3.15m x 2.82m)

Bedroom Six/Luxury Guest Suite or Primary Bedroom
37'4 x 13 (11.38m x 3.96m)

Comprising of Hallway
10'6 x 6 (3.20m x 1.83m)

Bedroom Area
20'8 max x 12'8 (6.30m max x 3.86m)

Dressing Room
12'8 x 7' (3.86m x 2.13m)

En-Suite Bath/Shower Room
12'8 x 9'10 max (3.86m x 3.00m max)

Extra Large Double Garage
22'6 x 21'8 (6.86m x 6.60m)

Studio/Office above the Double Garage
21'8 x 10'6 (6.60m x 3.20m)

Large Rear Garden
approx 90' x 50' (approx 27.43m x 15.24m)

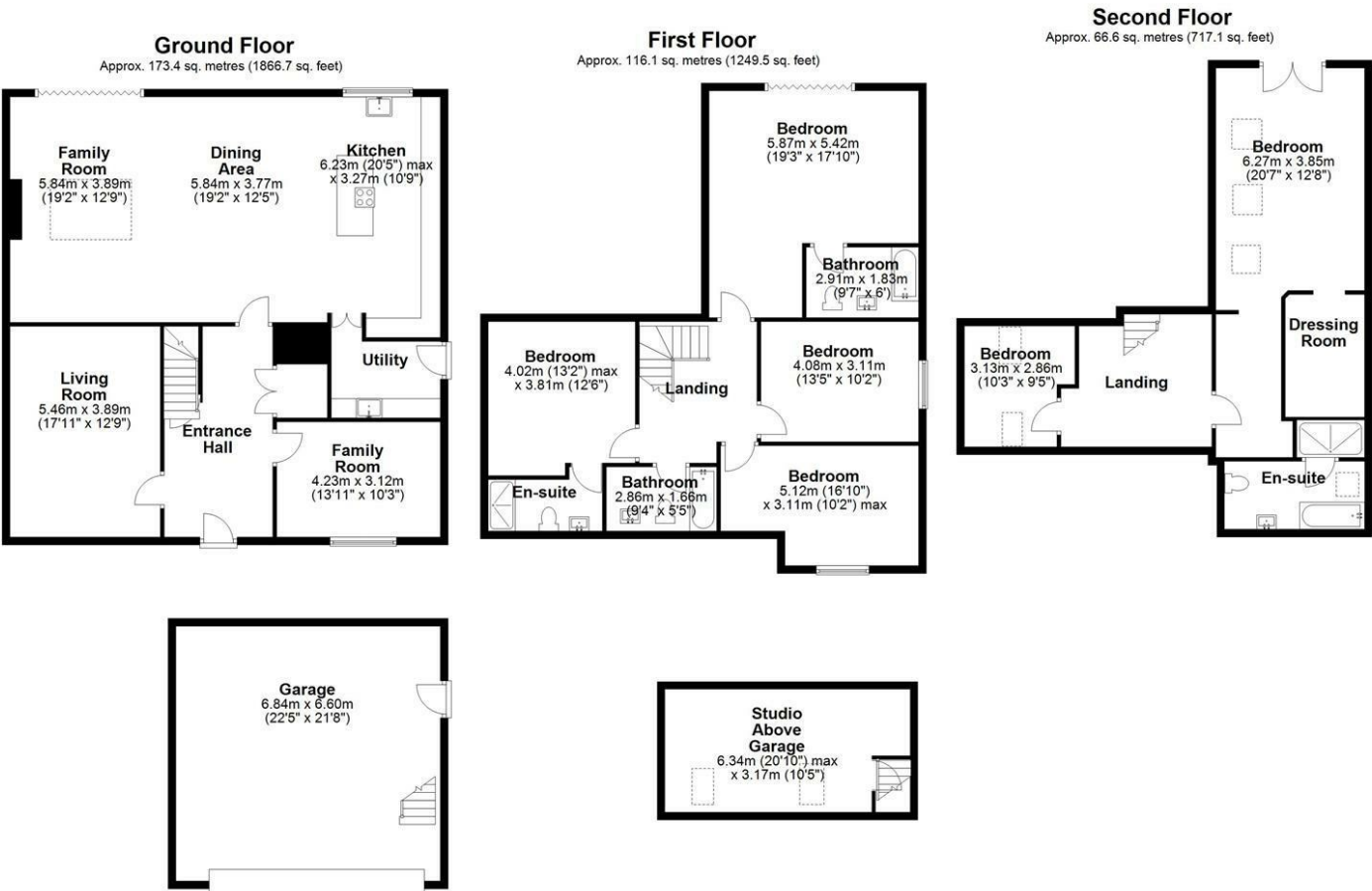


Directions

Band



FLOOR PLAN



Total area: approx. 356.1 sq. metres (3833.3 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	(02 plus) A		Very environmentally friendly - lower CO ₂ emissions	(02 plus) A	
	(81-81) B			(81-81) B	
	(69-69) C			(69-69) C	
	(55-55) D			(55-55) D	
	(39-54) E			(39-54) E	
	(21-38) F			(21-38) F	
	(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		