



PRESTIGE & VILLAGE

UK's finest properties

MILL HOUSE, LITTLE BARDFIELD, ESSEX, CM7 4TN

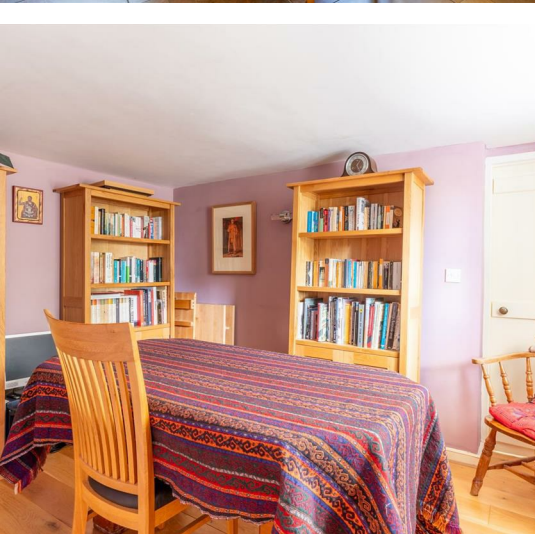


Last available in 1999 this is a rare opportunity not to be missed. Mill House is a beautiful detached secluded property, Although not listed, it boasts many fine period features including exposed timber stud work, beams, and a lovely feature fireplace. More recently the current owners have refurbished, remodelled and extended it to offer generous accommodation now approaching almost 4000sq ft. Accommodation briefly comprises: Fitted kitchen with integrated Aga, dining room, a split level living room, a snug, a further living room, a study/home office plus downstairs cloakroom and utility room. On the first floor there are seven good sized bedrooms, two with ensuite facilities and a family bathroom. Outside the gardens and grounds extend to approximately 2.25 acres, offering exceptional views across the Pant valley and rolling countryside to all aspects. A long entrance driveway leads to parking for several vehicles, a detached double garage with mower store behind. There is a third garage at the entrance. Mill House is approximately 15 to 20 minutes from Elsenham mainline railway station which offers a fast and regular service to London's Liverpool Street and Cambridge. Great Bardfield is within easy walking distance with shops, pubs and school. Thaxted is a small market town about three miles away, and Saffron Walden is located within a short drive which offers a range of schooling and shopping for everyday needs.





- ***Development Opportunity Subject to Planning***
- Amazing Detached Country Residence in Stunning Elevated Location
- Almost 4000 Square Feet and Gardens Extending to Approximately Two and a Quarter Acres
- Two En-Suite Shower Rooms Plus Family Bathroom
- Five Large Reception Rooms & Seven Bedrooms with the Ability of More If Required
- Fitted Farmhouse Kitchen/ Breakfast Room with Aga and Patio Door to Garden
- Utility Room with Downstairs Cloakroom
- Spectacular Breathtaking Valley Views Over Rolling Countryside
- Close to The Towns of Great Bardfield, Saffron Walden and Thaxted
- Within Easy Drive of Mainline Railway Stations & London Stansted International Airport





ENTRANCEWAY

Long Drive Leading up to the Front of the Property

RECEPTION HALLWAY

13'1 x 8'1 (3.99m x 2.46m)

DINING ROOM

15'11 x 14'3 (4.85m x 4.34m)

FARMHOUSE KITCHEN/ BREAKFAST ROOM

16'8 x 13'3 (5.08m x 4.04m)

UTILITY ROOM

14'7 x 8'10 (4.45m x 2.69m)

DOWNSTAIRS CLOAKROOM

4'5 x 3'5 (1.35m x 1.04m)

STUDY/OFFICE

12'3 x 8' (3.73m x 2.44m)

LIVING ROOM

15'11 x 11'6 (4.85m x 3.51m)

SNUG

13'1 x 8'7 (3.99m x 2.62m)

SPLIT LEVEL RECEPTION

27'6 x 21'6 (8.38m x 6.55m)

FAMILY AREA

19'9 x 11'3 (6.02m x 3.43m)

SITTING ROOM AREA

27'6 x 9'9 (8.38m x 2.97m)

FIRST FLOOR LANDING

Split Level

PRIMARY BEDROOM

13'11 x 13'4 (4.24m x 4.06m)

EN-SUITE SHOWER ROOM

8'3 x 4' (2.51m x 1.22m)

BEDROOM TWO

14'9 x 12'10 (4.50m x 3.91m)

EN-SUITE SHOWER ROOM

7' x 5'5 (2.13m x 1.65m)

BEDROOM THREE

13'7 x 9'8 (4.14m x 2.95m)

BEDROOM FOUR

9'7 x 9'7 (2.92m x 2.92m)

BEDROOM FIVE

9'7 x 9'2 (2.92m x 2.79m)

BEDROOM SIX

11'5 x 10'9 (3.48m x 3.28m)

BEDROOM SEVEN/MUSIC ROOM

29'8 x 10'4 (9.04m x 3.15m)

FAMILY BATHROOM

10'1 x 5'6 (3.07m x 1.68m)

DETACHED DOUBLE GARAGE

18'1 x 17'5 (5.51m x 5.31m)

MOWER STORE

17'5 x 6'1 (5.31m x 1.85m)

OVERSIZED SINGLE GARAGE

19'8 x 8'6 (5.99m x 2.59m)

EXTENSIVE GARDENS

With Incredible Valley Views

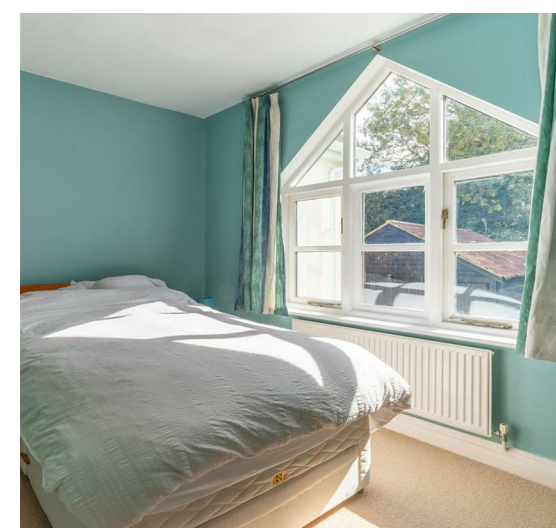
PLOT SIZE OF APPROXIMATELY

TWO AND A QUARTER ACRES

Three Separate Titles

DEVELOPMENT OPPORTUNITY

Subject to Planning

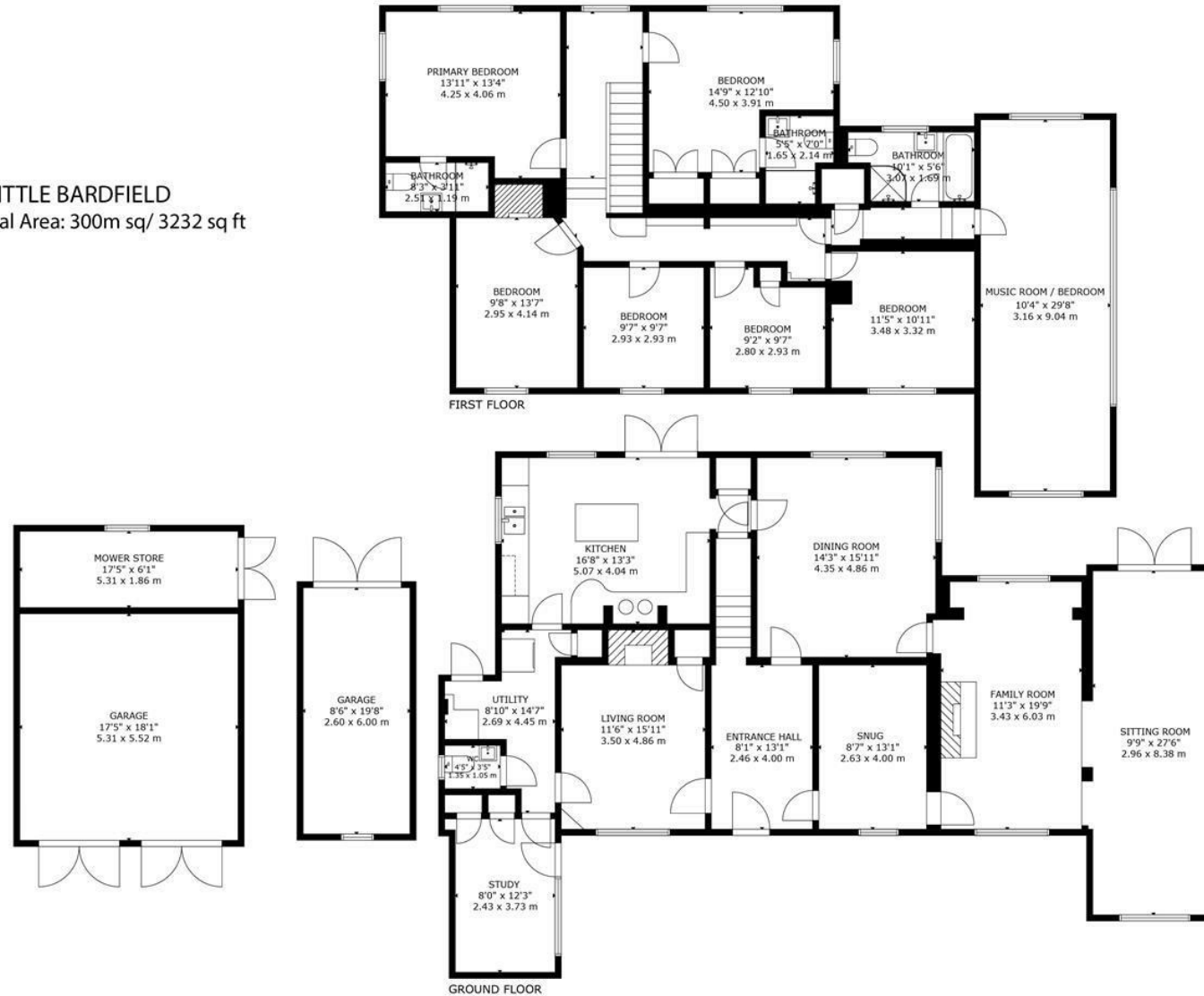




Uttlesford
Band F

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
95-100 A			95-100 A		
81-95 B			81-95 B		
67-80 C			67-80 C		
53-66 D			53-66 D		
39-52 E			39-52 E		
25-38 F			25-38 F		
11-24 G			11-24 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		

MILL HOUSE, LITTLE BARDFIELD
Total Approximate Internal Area: 300m sq/ 3232 sq ft



EXCLUDED AREAS: GARAGE: 45 m²/483 sq ft, MOWER START: 10 m²/106 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 firms 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

WWW.PRESTIGEANDVILLAGE.CO.UK