



## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## The Stalion, Wrights Green Lane, Little Hallingbury, Bishop's Stortford, CM22 7RI

Guide Price £775,000

- Detached with Four bedrooms
- Two reception rooms
- Only one remaining
- Miele appliances
- 10 year new build warranty
- Three Bathrooms
- Large garden
- Solar pannels
- EV charge point
- Planning permission for Garage



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 6/12/2023



# Wrights Green Lane, Bishop's Stortford CM22 7RL

Only one remaining! newly built detached family homes set in a rural location close to amenities and transport. Boasting four bedrooms, three bathrooms, large gardens, off street parking, solar panels, two reception rooms and a high specification finish through out.



Council Tax Band: E



Step into the epitome of modern luxury with this exquisite newly built four-bedroom detached home, nestled in the idyllic village of Wrights Green. Designed to exceed the expectations of discerning homeowners, this stunning residence offers a harmonious blend of contemporary design, superior craftsmanship, and upscale amenities.

### Key Features:

**Spacious and Stylish:** Upon entering, you're greeted by a spacious and stylish interior, meticulously crafted to create a sense of refined elegance. The property boasts two reception rooms, offering versatile spaces for entertaining guests, hosting family gatherings, or simply unwinding in comfort.

**Gourmet Kitchen:** Prepare to be dazzled by the gourmet kitchen, outfitted with state-of-the-art Miele appliances, sleek cabinetry, and a large central island. Whether you're whipping up culinary masterpieces or enjoying casual meals with loved ones, this culinary haven is sure to impress even the most discerning chef.

**Sumptuous Bedrooms:** Retreat to the tranquillity of four luxuriously appointed bedrooms, each offering a peaceful sanctuary for rest and relaxation. Two of the bedrooms feature en suite bathrooms, providing ultimate privacy and convenience for homeowners and guests alike.

**Modern Conveniences:** Embrace the future of sustainable living with an EV car charging point, and solar panels perfect for eco-conscious homeowners. The property also boasts a utility room, driveway parking, and bi-fold doors leading to the landscaped garden, seamlessly blending indoor and outdoor living.

### Location:

Situated in the charming village of Wrights Green, Little Hallingbury, this exceptional home offers the perfect balance of rural tranquillity and convenient access to amenities. Enjoy the picturesque countryside surroundings while still being within easy reach of local shops, schools, and transport links, including nearby Stansted Airport.

Wrights Green is characterized by its idyllic

countryside setting, charming cottages, and winding lanes, this quaint village exudes a timeless appeal. Residents of Wrights Green enjoy the best of rural living with scenic walks along country lanes, peaceful picnics in nearby parks, and a strong sense of community spirit. With its convenient proximity to local amenities and transport links, including nearby Stansted Airport, Wrights Green provides the perfect blend of countryside serenity and modern convenience for those seeking a slower pace of life.