



Total area: approx. 205.6 sq. metres (2213.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plan produced using PlanUp.

Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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PLEDGDON GREEN, HENHAM, BISHOP'S  
STORTFORD, ESSEX, CM22 6BN

£800,000



PLEDGDON GREEN  
HENHAM  
BISHOP'S STORTFORD

Nestled in the charming hamlet of Pledgdon Green, this impressive four bedroom detached new build family home is part of a secure gated complex comprising of three individual elegant country residences. The property is designed to offer a modern living experience, with a layout that maximises space and natural light across two well-appointed floors.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious living room, perfect for relaxation and entertaining. Adjacent to this is a versatile study, which can also serve as a fifth bedroom, catering to your family's needs. The heart of the home is undoubtedly the kitchen and dining room, where culinary delights can be prepared and enjoyed in a bright, airy setting. A convenient utility room and a well-placed bathroom complete the ground floor, ensuring practicality for everyday living.

As you ascend to the first floor, you will find four generously sized bedrooms, two of which benefit from en-suite facilities, providing a touch of luxury and privacy. A family bathroom serves the remaining bedrooms, making this home ideal for both family life and hosting guests.

Externally, the property is complemented by a single garage and driveway parking, ensuring ample space for vehicles. The generous rear garden, measuring approximately a fifth of an acre, offers a tranquil outdoor retreat, perfect for family gatherings or simply enjoying the serene surroundings.

This delightful home in Pledgdon Green presents an exceptional opportunity for those seeking a blend of modern comfort and country charm, all within easy reach of Bishop's Stortford.





- Four Bedroom Detached Country Home
- New Build Property With 10 Year Warranty
- Air Source Heat Pump With Underfloor Heating
- A Fifth Of An Acre Garden
- Single Garage With Driveway Parking
- Gated Complex Of Three Detached Executive Homes
- 1995 Square Feet Of Accommodation
- Modern Living Layout With An Abundance Of Natural Light
- Versatile Accommodation With Four Bathrooms
- Desirable Countryside Setting

## Main House

The central entrance hall provides a welcoming and generous area with a solid Oak staircase leading to the first floor galleried landing. A solid Oak door leads to the living room with red brick fireplace with provisions for a wood burning stove. Situated to the front of the property is a study which could be alternatively used as a fifth bedroom if required. To the rear of the property is a well-appointed kitchen/dining room with bi-folding doors opening onto the large Sandstone patio area and fantastic views over the generous garden. The kitchen has been meticulously fitted with an array of units with complimentary island, Granite working surfaces & breakfast bar. Serving the kitchen is a utility room with matching units, Granite working surfaces over and a single door to side aspect. A cloakroom is conveniently placed off the entrance hall with quality sanitaryware. The galleried landing provides access to all four double bedrooms, the family bathroom and loft space. The principal bedroom overlooks the rear garden with dual aspect windows and benefits from a well-appointed en-suite. Bedroom two is a well-proportioned double bedroom with an additional modern style en-suite. On the first floor are a further two double bedrooms and a family bathroom.

## Garden

To the rear of the property is a large Sandstone patio area leading to the remainder seeded lawn which is fully enclosed by timber fencing. To the side of the property is a timber gate providing side access. The garden measures approximately a fifth of an acre.

## Single Garage With Driveway

To the side of the property is a single garage with electric roller shutter door, power, lighting and pitched roof for storage. A shingle driveway leads to the cart lodge providing parking for multiple vehicles.





**Specifications**

- Air Source Heat Pump With Underfloor Heating (GF)
- Cat 6 Cabling
- Neff Cooking Appliances
- Wine Cooler
- Granite Working Surfaces
- Solid Oak Internal Doors
- Solid Oak Staircase With Glass Balustrades
- UPVC Triple Glazed Flush Casement Windows
- Aluminium Triple Glazed Bi-Folding Doors
- Feature Brick Fireplaces
- Energy Efficient Lighting
- Provisions For Electric Car Charging Points

**Location**

Pledgdon Green is a highly sought-after hamlet within the civil parish of Henham, located in the picturesque Uttlesford district of Essex. Just 1 mile from Henham village and within easy reach of Elsenham and Broxton, this tranquil setting blends countryside charm with convenient access to key amenities. Excellent access to Bishop’s Stortford, Stansted Airport, Elsenham train station and M11.

**Agents Notes**

Please note some external images have been virtually enhanced or computer generated. So these are for guidance and illustrative purposes only and may not be exact.

