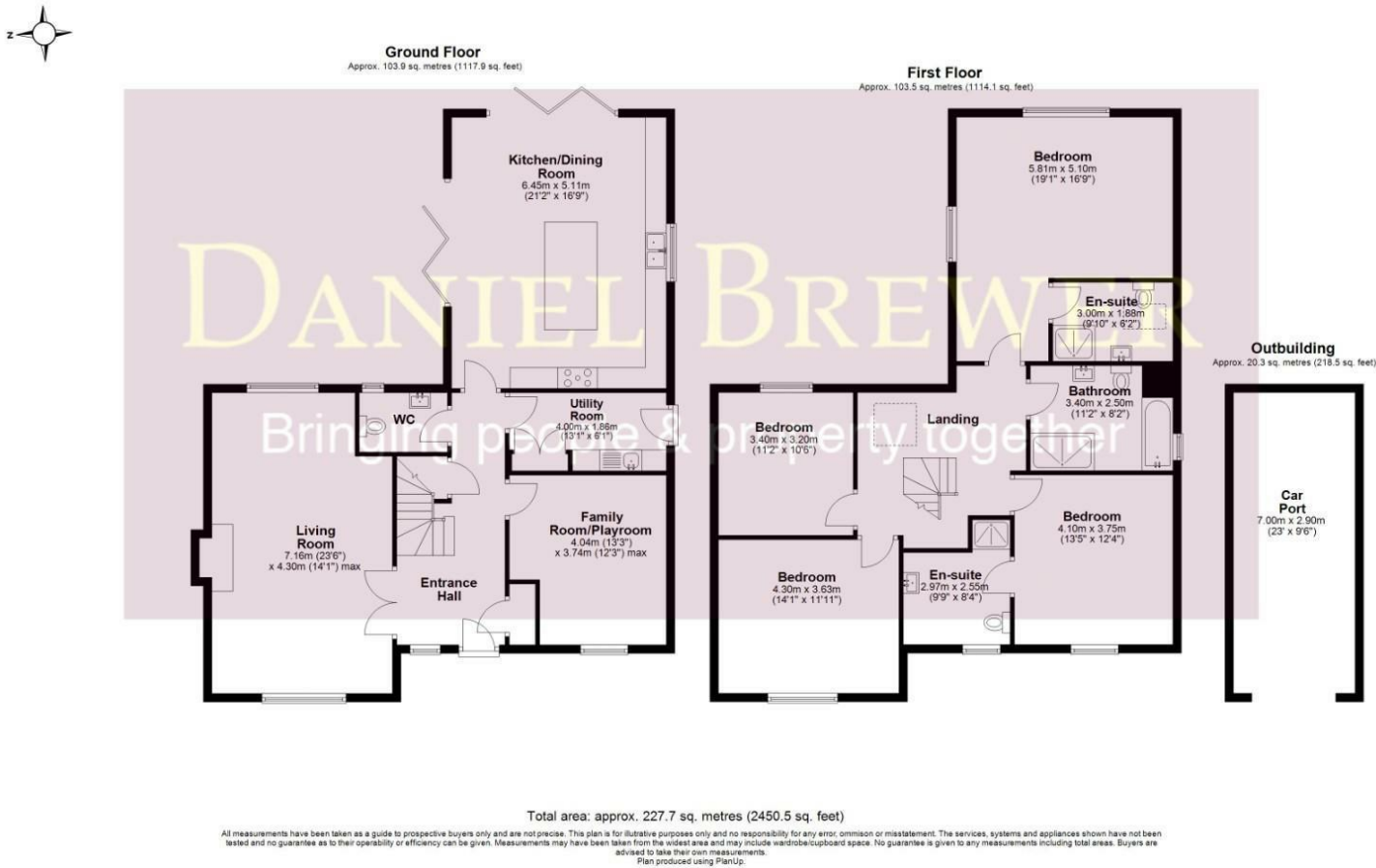




Disclaimer

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

£925,000



PLEDGDON GREEN
HENHAM
BISHOP'S STORTFORD

Nestled in the charming hamlet of Pledgdon Green, Henham, this exquisite detached house offers a perfect blend of modern living and country charm. Spanning an impressive 2,232 square feet, this newly built property is part of a secure gated complex comprising of just three individual executive homes, ensuring both privacy and a sense of community.

Upon entering, one is greeted by a spacious entrance hall that leads to two elegantly designed reception rooms, ideal for both relaxation and entertaining. The heart of the home is undoubtedly the expansive kitchen and dining area, which is bathed in natural light, creating a warm and inviting atmosphere. The utility room and cloakroom add to the practicality of the ground floor layout.

The first floor features four generously sized double bedrooms, each designed with comfort in mind. Two of the bedrooms benefit from en-suite bathrooms, while a stylish family bathroom serves the remaining rooms, ensuring ample facilities for family and guests alike.

Externally, the property is set within approximately a quarter of an acre of gardens, providing a wonderful opportunity for a buyer to create their own oasis A single cart lodge and driveway parking for multiple vehicles further enhance the convenience of this remarkable home.

This property is not just a house; it is a lifestyle choice, offering a country retreat in a picturesque setting while being within easy reach of local amenities and transport links. A perfect opportunity for those seeking a luxurious yet comfortable family home in the heart of the countryside.





- Four Double Bedroom Detached Country Home
- New Build Property With 10 Year Warranty
- Air Source Heat Pump With Underfloor Heating
- Approximately A Quarter Of An Acre Plot
- Single Cart Lodge With Driveway Parking
- Gated Complex Of Three Detached Executive Homes
- 2232 Square Feet Of Accommodation
- Modern Living Layout With An Abundance Of Natural Light
- Desirable Countryside Setting
- Viewing Advised To Fully Appreciate The Quality Of Home On Offer

Main House

The central entrance hall provides a welcoming and generous area with a solid Oak staircase leading to the first floor galleried landing. Accessed via solid Oak double doors is a generous lounge with dual aspect windows and a central red brick fireplace with provisions for a wood burning stove. Situated to the front of the property is a versatile second reception which could make a wonderful playroom or family room. 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 sympathetic country style 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 luxury bathroom with walk-in shower and separate bath.

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 quarter of an acre.





Single Cart Lodge With Driveway

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

Specification

- Air Source Heat Pump With Underfloor Heating (GF)
- Tiled Flooring Throughout The Ground Floor
- 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 Saffron Walden, 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.

