



**Beautifully Converted Church**

**Original Stained Glass Windows**

**Parking Turntable**

**Desirable Village**

**Under Floor Heating Throughout the Ground Floor**

**Original Restored Gothic Style Front Door**

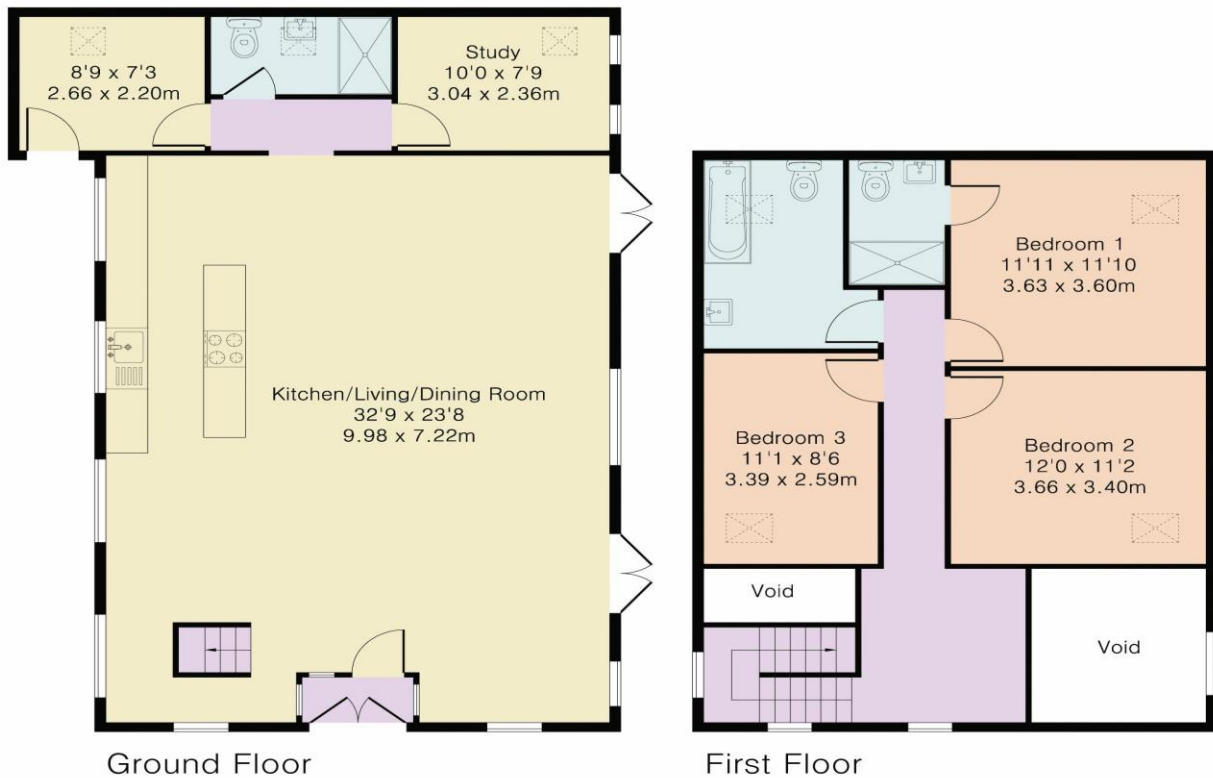


**The Meeting House The Street**  
Braughing, SG11 2QE

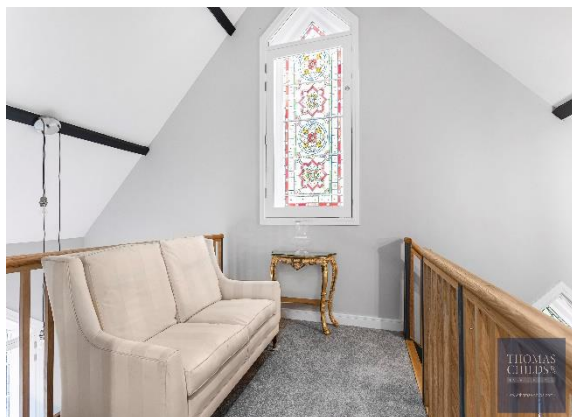
**Offers in Excess of  
£900,000**

Thomas Childs & Co are delighted to market The Meeting House, this recently converted Church now forms a stylish and spacious three/four bedroom detached home. The property has its original Gothic style front door cleverly leading to an internal glass porch. The mainly open plan ground floor houses the living area, dining space and kitchen, with a separate study/bedroom four, a utility room and separate wet room. The first floor has the principal suite with an en-suite and two further bedrooms along with the family bathroom. There is a galleried seating space with impressive stained glass window at its end. All of the stained glass windows have bespoke window frames designed to optimise the original glass and afford protection to them. Outside, a low maintenance courtyard garden sits alongside the property. It incorporates a remote controlled parking turntable to allow easy access in and out of the parking area. The property sits within the pretty village of Braughing, a sought after village with a primary school, a church and two public houses. The village has a real sense of community and whilst semi-rural it has access to train services from Bishops Stortford and excellent road networks close by. We anticipate a lot of interest in this beautifully designed and converted home. Call to arrange a viewing on 01992 721321

Approximate Gross Internal Area 1687 sq ft – 156 sq m  
 Ground Floor Area 997 sq ft – 92 sq m  
 First Floor Area 690 sq ft – 64 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



# Energy performance certificate (EPC)

The Meeting House The Street BRAUGHING SG11 2QE	Energy rating	Valid until:	14 March 2034
	<b>C</b>	Certificate number:	0380-3455-6370-2994-2531

Property type	Detached house
Total floor area	167 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	78 C	79 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance