



## 3 BONNINGTON YARD STATION ROAD

Bishop's Stortford, CM22 6SQ

OFFERS IN EXCESS OF £1,000,000



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### Impressive Gated Luxury Home

- Five Bedrooms and Five Bathrooms
- High Quality Thoughtful Bathrooms
- Stunning Entrance Hall

- Panelling To Walls - Luxury Feel
- Double Garage with EV
- Thoughtfully Constructed Kitchen presented to a High Standard
- Overlooking Farmland





## Property Description

### THE PROPERTY

Superb five bedroom luxury home with five en-suites and overlooking farmland! One of a prestigious gated development of only nine luxury homes. Everything you would expect from a luxury home! Available Now! Attention to detail puts others developers to shame! Call to arrange a viewing today..

3 Bonningtons Yard is an impressive 2875 sq ft luxury home.

Air source Heat Pump.  
Council tax band awaiting.

### THE LOCATION

Bonningtons Yard, Takeley 9 New Homes Available Now.

Set in a private gated development in one of Essex's best villages near Hatfield Forest. Bonningtons Yard rests on the border of Hatfield Forest a renowned national nature reserve. It is a picturesque and historic forest with a rich ecological and cultural significance.

The forest spans over 400 hectares. It is also home to a diverse range of ancient trees, rare plants, and various bird species. The forest can be explored through its trails offering a tranquil, picturesque setting for outdoor activities such as walking, cycling, and horse riding.

One local designated walking and cycling route passes approximately 15 miles and passes through stunning

countryside landscapes, including woodlands, meadows and farmland. The park is ideal for individuals seeking to enjoy the great outdoors.

### Barn Style Entrance

### Full Height Galleried Entrance

### Downstairs WC

### Magnificent Kitchen/Family Room

Kitchen Area  
21' 2" x 16' 3" (6.45m x 4.95m)

Family Area  
15' 6" x 13' 0" (4.72m x 3.96m)

**Boot Room/Utility 15' 4" x 6' 6" (4.67m x 1.98m)**

**Sitting Room 20' 10" x 13' 10" (6.35m x 4.22m)**

**First Floor Galleried Landing**

**Bedroom 1 17' 2" x 12' 10" (5.23m x 3.91m)**

**Luxury En-Suite Shower Room 1**

**Bedroom 2 15' 6" x 10' 0" (4.72m x 3.05m)**

**Luxury En-Suite Shower Room 2**

**Bedroom 3 15' 10" x 11' 2" (4.83m x 3.40m)**

**Luxury En-Suite Shower Room 3**

**Bedroom 4 12' 0" x 9' 0" (3.66m x 2.74m)**

**Luxury En-Suite Bathroom**

**Bedroom 5 13' 2" x 10' 10" (4.01m x 3.30m)**

**Luxury En-Suite Shower Room**

## **OUTSIDE**

The Rear

The property enjoys a large, south west facing rear garden which is fully enclosed by fencing. Directly to the rear of the

property there is a large Indian sandstone pave patio area. The rest of the garden is mainly laid to lawn.

The Front

To the front of the property there are sleeper borders and parking, leading to:

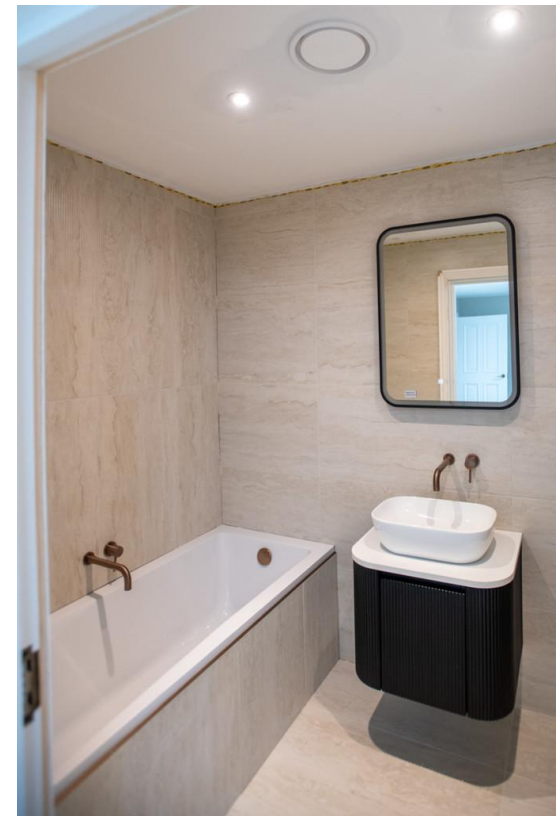
## **DOUBLE GARAGE**

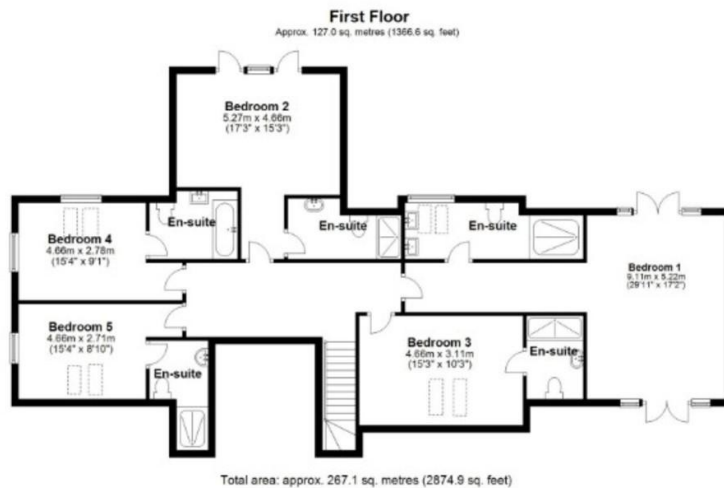
with double opening roller shutter doors, power and light laid on, electric car charging socket, Indian sandstone flooring, door through to utility room.











## COUNCIL TAX BAND

Tax band

## TENURE

Freehold

## LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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