



## 8 BONNINGTONS, STATION ROAD

Takeley, Bishop's Stortford, CM22 6SQ

O.I.E.O. £800,000



COMMERCIAL | RESIDENTIAL | LETTINGS

[www.jamesandco.net](http://www.jamesandco.net)

- Huge Specification Throughout
- 3/4 Bedrooms
- Luxury Kitchen with Appliances
- Luxury Bathrooms
- Impressive Studio above the Double Garage
- Double Garage and Parking
- Available to View Now!
- Gated Exclusive Development





## Property Description

### THE PROPERTY

**\*\* GATED NEW LUXURY HOME \*\*** Superb quality 3/4 bedroom property having been built to a superb standard. STUDIO/HOME OFFICE/BEDROOM over the double garage. Available now. **QUALITY THROUGHOUT!**

This fabulous property benefits from a 10 year warranty, parking, electric car charging, luxury kitchen, large sitting room, kitchen/family/dining room, downstairs WC, three bedrooms, luxury en-suite to bedroom 1, garden and a double garage with a studio room over ideal for a home office/gym/bedroom etc.

### THE LOCATION

Bonningtons Yard, Takeley - Gated Development of 9 New Homes .

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.

### Covered Entrance

### 'L' Shaped Entrance Hall

### Downstairs Cloakroom

**Large Sitting/Dining Room 26' 4" x 16' 0" (8.03m x 4.88m)**

**Kitchen/Breakfast Room 17' 2" x 11' 8" (5.23m x**

3.56m)

Utility 7' 0" x 5' 0" (2.13m x 1.52m)

First Floor 'L' Shaped Landing

Bedroom 1 13' 10" x 11' 8" (4.22m x 3.56m)

Luxury En-Suite Shower Room

Bedroom 2 13' 10" x 11' 10" (4.22m x 3.61m)

Bedroom 3 16' 0" x 8' 6" (4.88m x 2.59m)

Luxurious Bathroom

## OUTSIDE

The Rear

Directly to the rear of the property there is a large full length paved patio area with outside lighting and a cold water tap. The garden is fully enclosed by fencing and red brick walling. To the side of the property there is a lawned garden area and a gate giving access to:

The Front

To the front of the property there is plenty of gravel parking. There are also well planted sleeper borders.

## STUDIO ROOM OVER GARAGE

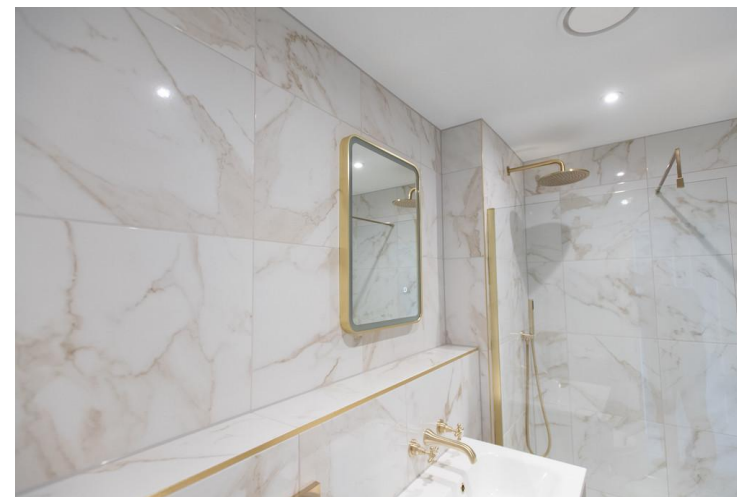
22' 10" x 11' 4" (6.96m x 3.45m) with a window to side,

electric heating.

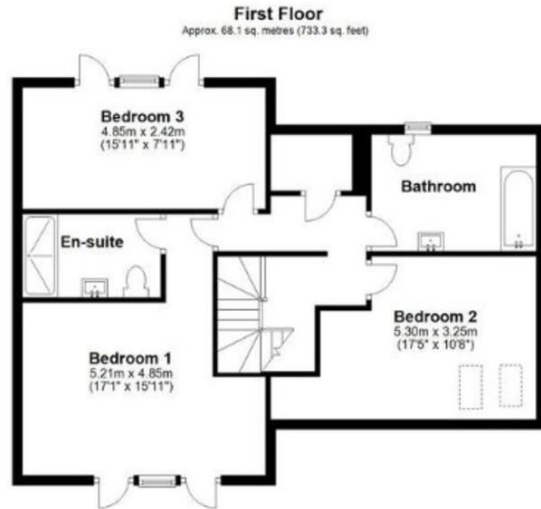
## DOUBLE GARAGE

19' 8" x 19' 6" (5.99m x 5.94m) with electric charger socket, up and over roller shutter door.









Total area: approx. 178.7 sq. metres (1923.7 sq. feet)

## 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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