



Nailey Hall Development, Manuden, CM23 1DR

**CHEFFINS**

## Nailey Hall Development

Manuden,  
CM23 1DR

4 2 2

**Guide Price £875,000**

- Stunning new development
- Renowned local developer Pelham Structures
- Contemporary and traditional finishes
- High specification
- Exceptional energy efficiency
- Golden brick plot purchase available
- The first phase of homes completed

An exemplary new development by Pelham Structures situated in an idyllic village location with pleasant views over the adjoining countryside. A thoughtfully designed development offering characterful new homes. 50% ALREADY RESERVED, CALL NOW TO ENQUIRE.





## LOCATION

The well-regarded village of Manuden has a church, popular primary school, inn, garage and includes a thriving sports and community centre. The village is situated approximately two miles from the well-served village of Stansted Mountfitchet and four miles north west of Bishop's Stortford where there is an extensive range of shops, leisure facilities and excellent schools. The mainline station at Bishop's Stortford provides a regular train service to London's Liverpool Street and access to the M11 is approximately 5 miles from the village. The historic market town of Saffron Walden lies approximately 9 miles to the north east and has a comprehensive range of shops.

## WELCOME TO THE NAILEY HALL DEVELOPMENT

A stunning collection of highly individual 3, 4, 5 and 6 bedroom homes forming this outstanding new development built by well-regarded and most favoured local developer, Pelham Structures.

Nailey Hall backs onto and enjoys far reaching views over open countryside in the desirable and highly sought-after village of Manuden, ideally placed for access to the nearby market towns of Bishop's Stortford and Saffron Walden as well as major routes and transport links to Cambridge and London.

### GROUND FLOOR

#### ENTRANCE HALL

Entrance door with full height glazed panels to either side, built-in plant cupboard, staircase rising to the first floor and doors to adjoining rooms.

#### CLOAKROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC and obscure glazed window to the front aspect.

#### OFFICE

Window to the front aspect.

#### KITCHEN/DINING ROOM

The kitchen is fitted with base and eye level units with quartz worktops incorporating central island, ceramic sink unit, integrated Bosch appliances including oven, combi oven, induction hob with extractor hood over, dishwasher and full height fridge and freezer. Window to the side aspect and aluminium bi-folding doors opening to the rear garden. Door to:

#### UTILITY ROOM

Fitted with base and eye level units with quartz worktops, stainless steel sink, space and plumbing for washing machine and tumble dryer. Window to the front aspect and part-glazed external door to the side aspect.

#### SITTING ROOM

Windows to the side and rear aspects.

### FIRST FLOOR

#### LANDING

Doors to adjoining rooms, window to the front aspect, built-in airing cupboard and access to the loft space.

#### BEDROOM 1

Window to the rear aspect and door to:

#### EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC and shower enclosure with dual shower head.

#### BEDROOM 2

Window to the rear aspect.

#### BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, panelled bath, separate shower enclosure with dual shower heads and obscure glazed window to the side aspect.

#### BEDROOM 3

Window to the front aspect.

#### BEDROOM 4

Window to the front aspect.

#### OUTSIDE

The property has a driveway providing off-street parking for several vehicles and access

to garage. The rear garden is predominantly laid to lawn with an Indian sandstone paved terrace and views over the adjoining countryside.

### DETACHED GARAGE

Power and lighting connected, eaves storage space and personal door to the side.

### AGENT'S NOTES

N.B. The photographs are from an alternative scheme or computer generated and are for illustration purposes only.

- Tenure - Freehold
- Annual Estate Management Charge - To be confirmed
- Council Tax Band - To be assessed
- EPC - Predicted 'B'
- Property Type - Detached house
- Property Construction - Timber framed with tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 1544.06
- Parking - Off-street parking x2

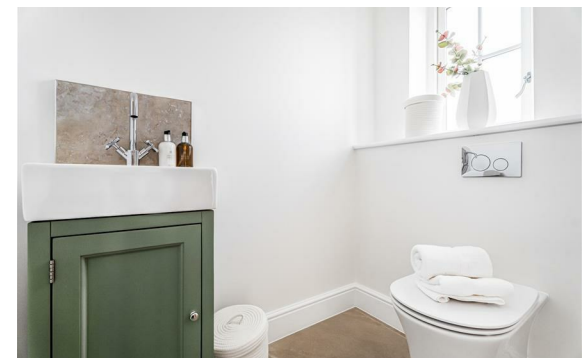
#### UTILITIES/SERVICES

- Electric Supply - Mains
  - Water Supply - Mains
  - Sewerage - Mains
  - Heating - Air source heat pump
  - Broadband - To be connected
  - Mobile Signal/Coverage - OK
- RIGHTS OF WAY, EASEMENTS, COVENANTS

• We have been made aware this property does contain restrictive covenants - please refer to the land registry title for more information.

### VIEWINGS

By appointment through the Agents.





| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

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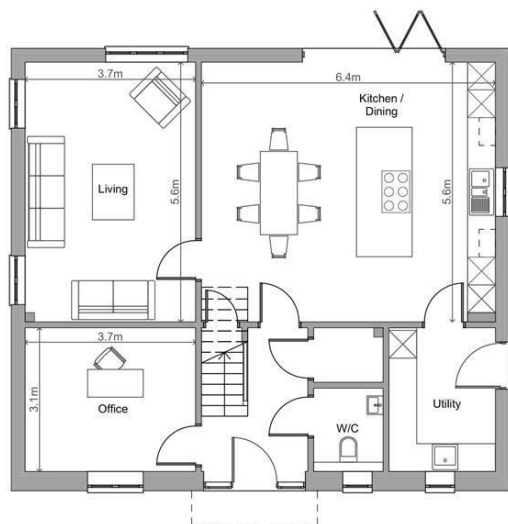
Tenure – Freehold

Council Tax Band – New Build

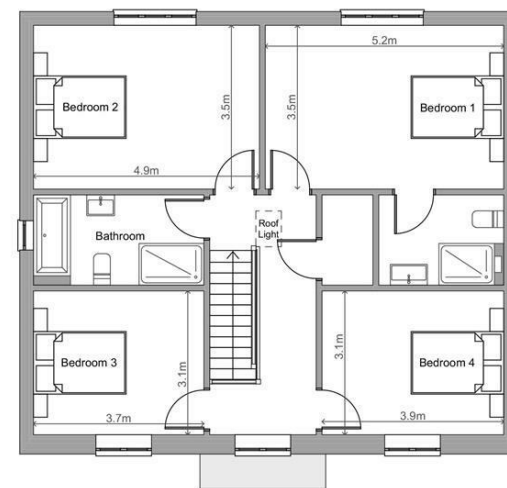
Local Authority – Uttlesford







Ground Floor  
1:100



First Floor  
1:100

For more information on this property please refer to the [Material Information Brochure](#) on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

