





GRAINSTORE 2 WOODSIDE GREEN

Bishop's Stortford, CM22 7UG

£1,500,000

- VERY COOL BARN STYLE PROPERTY
- Amazing Location - Overlooking Open Fields
- Five Bedrooms and Five Bathrooms and SEVEN TOILETS!
- Ample Parking
- Large First Floor Terrace
- Contemporary Living
- Collection of Stunning Barn Conversions and New Builds
- Versatile Living

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Property Description

THE PROPERTY

STRIKING contemporary barn conversation - AMAZING LOCATION - Almost 3000 SQ FT of breathtaking quality throughout! Large terrace - Great garden with STUNNING VIEWS. Available now - VERY COOL - VERY CLASSY.

Please be aware the images are CGI's and reflect both Grainstore 1 and 2.

Positioned on the edge of the highly regarded hamlet of Woodside Green, this striking contemporary barn-style home enjoys far-reaching views over open farmland towards the ancient woodland of Hatfield Forest. Designed with a distinctive upside-down living arrangement, the property combines architectural presence, generous proportions and a strong connection to its rural setting.

Extending to just under 3,000 sq ft, the house offers versatile 4/5 bedroom accommodation arranged over two floors, perfectly suited to modern family living, entertaining and home working.

ACCOMMODATION

Ground Floor

The house is entered via a spacious entrance hall, from which the ground floor accommodation flows naturally. This level is dedicated primarily to bedrooms, providing a calm and private environment separate from the main living spaces above.

The principal bedroom suite is generously proportioned, benefitting from a large adjoining dressing room and a well-appointed en-suite bathroom. Two further double bedrooms on this floor are both well sized and served by contemporary bath/shower facilities, making them ideal for family members or guests.

A further flexible bedroom or guest suite enhances the versatility of the layout, while a practical utility room and separate boiler room provide excellent back-of-house functionality without compromising living space.

First Floor

The first floor forms the social heart of the house and is designed to fully exploit the exceptional outlook.

A stunning open-plan kitchen and family room spans the full

width of the rear elevation, creating an impressive, light-filled space for everyday living and entertaining. Extensive glazing draws in the surrounding landscape and opens directly onto a full-width covered terrace, offering an outstanding indoor–outdoor connection and a perfect setting for al fresco dining while enjoying uninterrupted countryside views.

Complementing the kitchen/family room is a separate sitting room, providing a more intimate space for relaxation, movie nights or quiet retreat, while still maintaining a sense of openness and scale.

This level also accommodates a further double bedroom along with an additional room ideal as a fifth bedroom, home office or studio, supported by a shower room - ideal for flexible modern lifestyles or multi-generational living.



OUTSIDE & SETTING

The covered terrace runs the entire width of the rear of the house and is a defining feature of the property, offering elevated views across farmland towards Hatfield Forest. It provides a sheltered yet open vantage point to enjoy sunsets, wildlife and the changing seasons.

The surrounding grounds can be landscaped to suit individual requirements, whether formal gardens, relaxed lawns or more natural planting in keeping with the rural environment.

Freehold
Air Source Heat Pump
Private drainage.
Council Tax to be advised



10 Year build guarantee

THE LOCATION

Woodside Green is a sought-after rural enclave, prized for its peaceful setting and proximity to Hatfield Forest - a National Trust site renowned for its ancient trees, lakes and walking trails.

Despite its tranquil position, the property remains well connected to nearby villages, market towns and transport links, offering an ideal balance of countryside living and accessibility.

Woodside Green is a stunning National Trust area on the fringes of Hatfield Forest, set equidistant between the larger villages of Hatfield Broad Oak, Hatfield Heath and Little





















Hallingbury and a short drive from the larger market towns of Bishop's Stortford and Sawbridgeworth.

Howe Green House School is just 1 mile away and access to the M11 is approximately 4 miles away. Stansted airport is in easy reach.

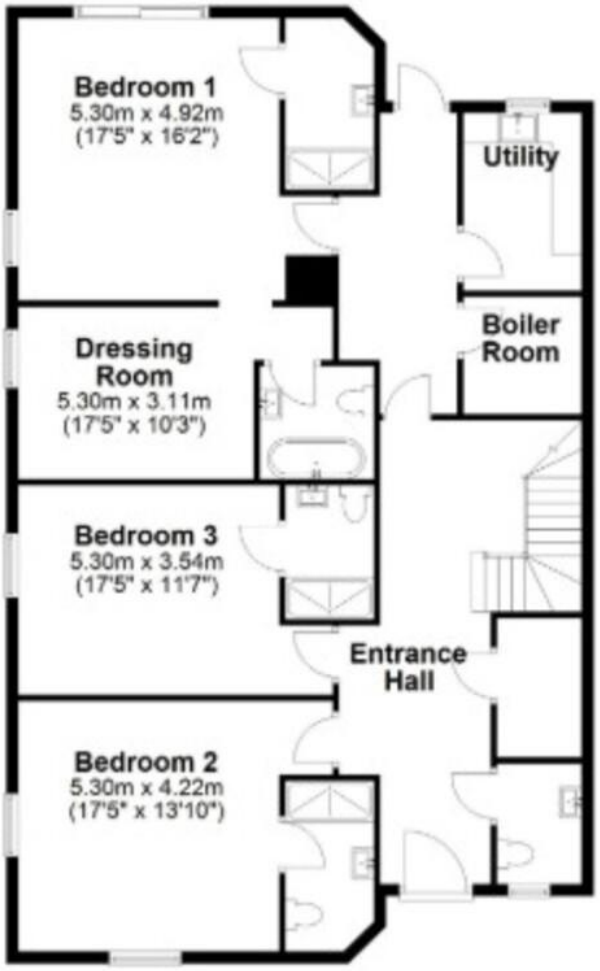
There is an excellent commuter service to London Liverpool Street at Sawbridgeworth 3.6 miles away and Bishop's Stortford (from 38 minutes approx.) 3.7 miles away (all distances approximate).

Bishop's Stortford offers a variety of shopping and sporting facilities including Mint Velvet, H&M, Waitrose, cinema, two leisure centres and a wide selection of pubs, bars and restaurants.

There is also excellent schooling available at Hockerill and The Hertfordshire & Essex High School to name just a few. Private schooling is available at Bishop's Stortford or Felsted.

Ground Floor

Approx. 140.2 sq. metres (1508.8 sq. feet)



First Floor

Approx. 137.7 sq. metres (1481.8 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 are 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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