



Meadow Croft, Old Mead Road  
CM22 6JQ



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# Meadow Croft

Old Mead Road | Henham | CM22 6JQ

Guide Price £750,000

- A recently renovated four bedroom, three bathroom detached bungalow
- Light-filled sitting room with a white-brick fireplace
- Dedicated dining area, and a modern kitchen
- Four well-proportioned bedrooms with two ensembles
- Conservatory with panoramic garden views
- Ample off-road parking and integral garage

## The Property

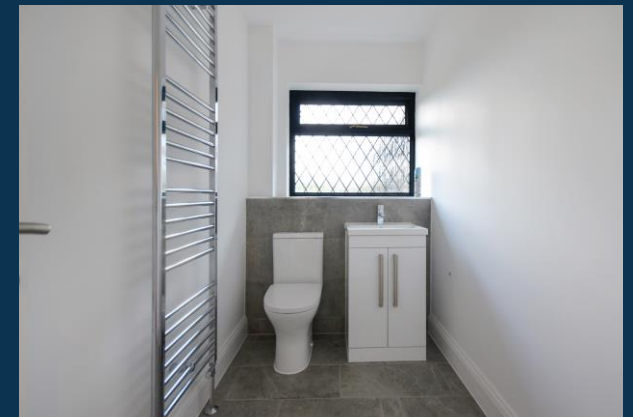
Meadow Croft is a beautifully presented four-bedroom bungalow in Henham that combines spacious, light-filled living areas and well-proportioned bedrooms. The property features high specification finishes throughout, while providing practical external benefits like a double garage and generous gardens. New heating system compliant with Latest Specifications with a 7-year warranty on the boiler. Offered with no upward chain.

## The Setting

This property offers a premier village lifestyle within the charming community of Henham, blending rural seclusion with superb accessibility. Residents can enjoy local staples like the Cock Inn, a community shop, and highly regarded schools. Commuting is effortless, with Elsenham station located less than 2 miles away, providing direct rail links to London and Cambridge. The property is also perfectly positioned for broader travel, situated just 5 miles from London Stansted Airport and the M11 while the comprehensive shopping and dining hubs of Bishop's Stortford and Saffron Walden are both within a convenient 7-mile radius.

## The Accommodation

The ground floor of this property is thoughtfully arranged to provide a light and airy living space, beginning with a welcoming entrance hall that leads into a sitting room featuring a focal point white-brick fireplace and large window. This principal reception space flows seamlessly into a dedicated dining area, which in turn opens through French doors into a substantial conservatory with tiled flooring and panoramic views of the garden. The heart of the home is a contemporary kitchen fitted with a range of shaker-style cabinetry, high quality work surfaces, and integrated





appliances, all set upon stylish herringbone flooring. Adjoining the kitchen is a practical utility room with additional storage, a secondary sink, and direct garden.

The sleeping quarters of Meadow Croft are cleverly situated within a dedicated wing of the property, offering four well-proportioned bedrooms. The principal bedroom is a spacious double room with a large window overlooking the grounds, further benefiting from an en-suite shower room. Bedroom two offers similar generous dimensions and serves as an ideal guest suite, accompanied by its own stylish en-suite.

The additional two bedrooms, maintain the home's airy feel with plush carpeting and leaded-style windows. Serving these rooms is a high-specification family bathroom, which combines a paneled bath with a rainfall shower.

### Outside

The exterior of Meadow Croft presents a handsome and well-maintained facade, beginning with a large driveway and leads to the integrated double garage. The front entrance is sheltered by a practical porch, and characteristic leaded-style windows.



Moving to the rear, the garden is predominantly laid to lawn and fully enclosed by mature hedging and fencing. This outdoor space features a paved patio area accessible directly from the large conservatory. Additionally, the rear grounds house a detached outbuilding comprising two useful store rooms, providing excellent external storage.

### Services

Mains electric, water and drainage are connected. Oil fired heating. Ultrafast broadband is available and mobile signal is likely.

**Tenure** – Freehold

**Property Type** – Detached

**Property Construction** – Brick built with tiled roof

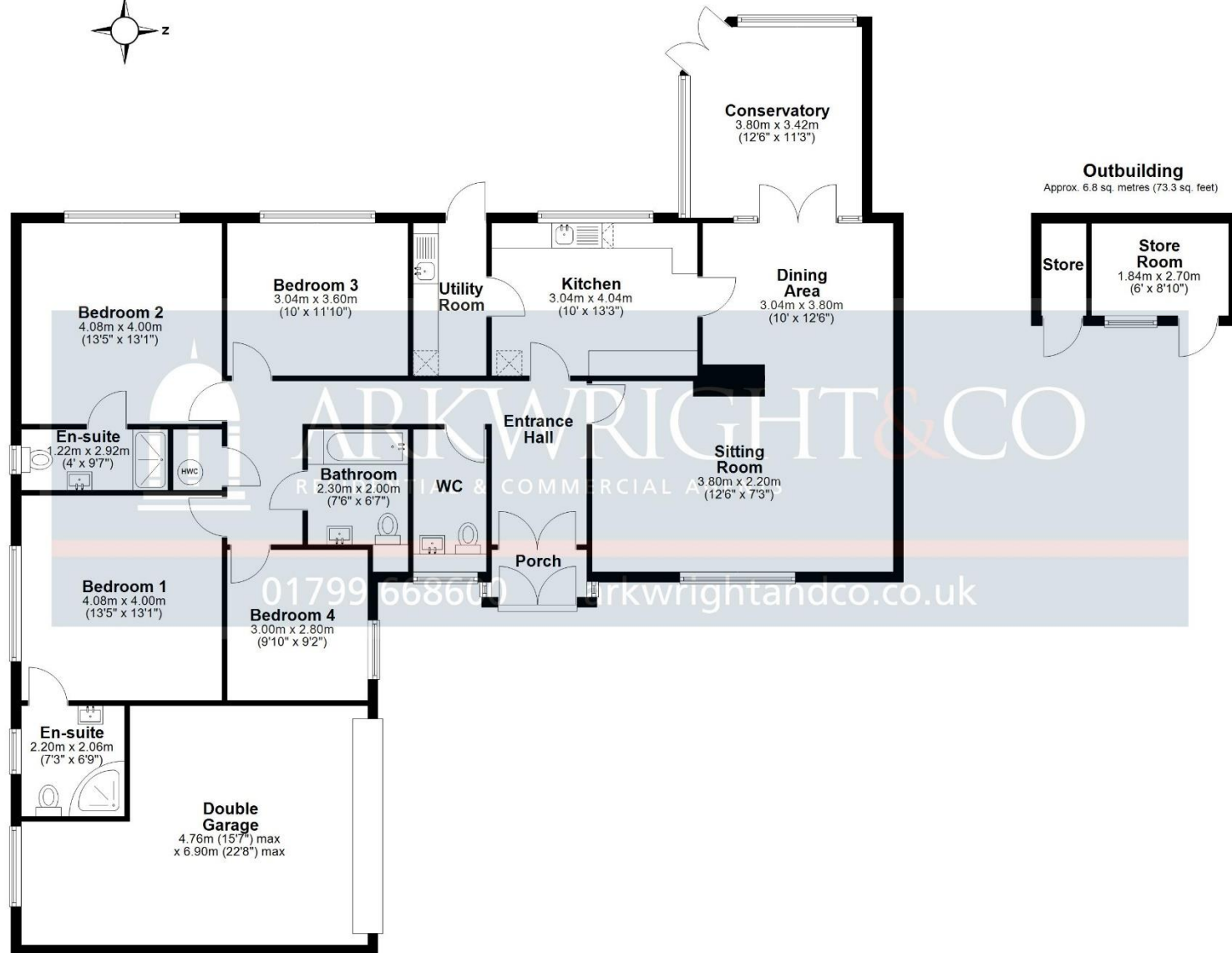
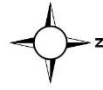
**Local Authority** – Uttlesford District Council

**Council Tax** – E



### Floor Plan

Approx. 171.1 sq. metres (1842.1 sq. feet)



Total area: approx. 177.9 sq. metres (1915.3 sq. feet)

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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01799 668600

22 King Street, Saffron Walden Essex, CB10 1ES  
info@arkwrightandco.co.uk  
www.arkwrightandco.co.uk



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