



'Homelea', Westland Green, Nr Little Hadham, Herts SG11 2AG

Guide Price **£1,250,000 Freehold**



**Oliver
Minton**
Village & Rural Homes

Oliver Minton Village & Rural Homes are delighted to offer 'Homelea', a spacious five bedroom individual detached house of approximately 3384 sq ft, superbly appointed on a secluded plot of circa one acre, being offered CHAIN FREE, in this most sought-after East Herts location between the villages of Standon and Little Hadham.

Westland Green is a charming semi-rural ancient hamlet with a lovely mix of substantial family homes and within easy driving distance of some of Hertfordshire's finest schools and colleges including St Edmunds College, Heath Mount, Bishop's Stortford College and Haileybury.

Entrance Hall - 4.62m x 2.06m (15'2" x 6'9") Main entrance door. Ceramic tiled floor. Staircase to first floor. Radiator.

Dining Room - 4.95m x 3.91m (16'3" into bay and to face of chimney breast x 12'10") Bay to front with uPVC double glazed window and radiator. Double glazed sliding patio doors to side. Further radiator. Central chimney breast with fireplace open on both sides to Dining Room and Lounge. Ceramic tiled floor.

Lounge - 7.8m x 5.56m (25'7" x 18'3") Ceramic tiled floor. Wide set of bi-fold double glazed doors opening to rear garden. Multi-pane glazed doors from hall. Door to:

Cloakroom - 2.06m x 1.98m (6'9" x 6'6") Contemporary white suite comprising wash hand basin with cupboard under. Ceramic tiled floor. Door from Inner Lobby. Door to:

Separate WC White WC and wash hand basin. Radiator. Ceramic tiled floor. uPVC double glazed window.

Inner Lobby/Utility - 2.06m x 1.98m (6'9" x 6'6") Ceramic tiled floor. Fitted wall storage cupboard. Work surface. Space for fridge/freezer and washing machine. Fitted water softener. Personal access door to garage. Door from kitchen.

Kitchen/Breakfast Room - 5.33m x 3.99m (17'6" into bay x 13'1") Fitted wall, base and drawer units with work surfaces incorporating sink unit. uPVC double glazed bay window to front with radiator. Built-in electric oven and microwave. Electric halogen hob with extractor unit above. Integrated microwave. Door from hall. Door to:

Spacious Study - 5.28m x 5.13m (17'4" x 16'10") Dual aspect double glazed windows to front and side. Radiator. Decorative wood panelled ceiling.

First Floor Galleried Landing Door to built-in storage cupboard. Access hatch to loft. Double glazed window to front and uPVC double glazed door to roof terrace.

Bedroom One - 5.49m x 5.18m (18'0" x 17'0") uPVC double glazed window to rear and double glazed sliding patio doors to roof terrace. Door to walk-in recessed storage cupboard and door to En-Suite.

Roof Terrace Lovely outlook across the side and rear garden.





En-Suite Bathroom - 2.24m x 1.6m (7'4" x 5'3") Bath with shower above, WC and wash hand basin with cupboard under. uPVC obscure double glazed window. Chrome heated towel rail.

Bedroom Two - 5.31m x 3.84m (17'5" x 12'7") uPVC double glazed window to front. Wood laminate floor. Radiator. Double doors to:

En-Suite Shower Room - 2.51m x 1.12m (8'3" x 3'8") Glazed shower cubicle, WC and wash hand basin with cupboard under. uPVC double glazed obscure window. Heated towel rail. Fully tiled walls and floor.

Bedroom Three - 4.57m x 3.86m (15'0" x 12'8") uPVC double glazed window to front. Wood laminate floor. Radiator.

Bedroom Four - 3.91m x 3.51m (12'10" x 11'6") uPVC double glazed window to front. Radiator.

Bedroom Five - 3.96m x 2.74m (13'0" x 9'0") uPVC double glazed window to rear. Radiator.

Shower Room Comprising shower cubicle with glazed door, WC and pedestal hand basin. Heated towel rail. uPVC double glazed obscure window.

Outside

Integral Double Garage - 5.54m x 5.11m (18'2" x 16'9") Electric remote control roller door. uPVC double glazed window. High ceiling. Floor-standing 'Worcester' oil fired boiler.

Gated Entrance Attractive electric remote control wrought iron double gates open to give access via a block paved driveway to the house and a large parking area for numerous vehicles.

Superb Plot & Gardens The house is superbly appointed and enjoys a high degree of privacy on a wonderful child-friendly flat level plot that extends to approximately one acre. Laid mainly to lawn with mature enclosed borders, there is ample room for the building of a large detached garage, further outbuildings and extension/re-modelling of the existing house, subject to attaining the usual permissions.



Bedrooms: 5 | Bathrooms: 2 | Receptions: 3

Agent Notes

Heating is via oil fired boiler to radiators. Mains electricity, drainage and water. Solar panels are fitted to the rear elevation of the property. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

- Wonderful One Acre Plot
- 3384 sq ft
- Individual Detached House
- 3 Reception Rooms
- Electric Gated Driveway
- Highly Sought-after Location
- Integral Garage & Scope to build additional garages
- 5 Bedrooms
- Child-friendly secluded gardens
- CHAIN FREE







NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.

GROUND FLOOR
1849 sq.ft. (171.8 sq.m.) approx.



1ST FLOOR
1535 sq.ft. (142.6 sq.m.) approx.



TOTAL FLOOR AREA : 3384 sq.ft. (314.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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VIEWING ARRANGEMENTS

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