



The Row, Henham, CM22 6AT

**CHEFFINS**

## The Row

Henham,  
CM22 6AT

- Characterful detached home
- Sitting room with inglenook fireplace
- Vaulted oak framed garden room
- Energy efficient air source heat pump
- South facing garden
- Driveway and garage
- Approved planning to extend

A characterful five bedroom home nestled in a picturesque village setting. The property boasts generously proportioned accommodation and exceptional craftsmanship throughout, complemented by a south-facing rear garden, a private driveway and a garage.

5 3 2

**Guide Price £850,000**





## LOCATION

Henham is a well regarded village with a number of fine period properties, village shop/post office, public house, parish church and a highly regarded primary and nursery school. The village is well located for access to the A120 and M11 road networks with a mainline station at Elsenham (2 miles) providing fast access to Cambridge to London Liverpool Street line. Stansted International Airport is approx 5 miles.

## GROUND FLOOR

### ENTRANCE HALL

Entrance door and glazed window to the front aspect, staircase rising to the first floor and doors to adjoining rooms.

### CLOAKROOM

Comprising ceramic wash basin, low level WC.

### SITTING ROOM

Glazed window to the front aspect, inglenook fireplace with wood burning stove and glazed French doors leading into the garden.

### KITCHEN

Fitted with base and eye level units with granite worktop over, sink unit, integrated dishwasher, Rangemaster oven with overhead extractor, space for an American style fridge freezer, glazed windows to the front and rear aspects, opening into:-

### GARDEN ROOM

An impressive vaulted room with glazed window to the side aspect together with bi-folding doors to the rear aspect.

## FIRST FLOOR

### LANDING

Staircase rising to the second floor doors to adjoining rooms.

### PRINCIPAL BEDROOM

Glazed window to the front aspect, door

to walk-in wardrobe with fitted shelving and rails.

### EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, P-shaped jacuzzi bath with dual head shower attachment, integrated waterproof television and tiled flooring with underfloor heating.

### BEDROOM

Glazed window to the front aspect and door to airing cupboard.

### BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, roll-top bath with shower attachment, separate shower enclosure with dual head attachment, heated towel rail and obscure glazed window to the front aspect.

### BEDROOM

Glazed window to the rear aspect.

## SECOND FLOOR

### LANDING

Doors to adjoining rooms.

### BEDROOM

Velux window to the rear aspect.

### SHOWER ROOM

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

## BEDROOM

Velux window to the rear aspect.

## OUTSIDE

The property is set in a private, tucked-away location within the village, a short walk from the village store. A gravelled driveway offers off-street parking for several vehicles, EV charging point and access to a detached garage alongside a front lawn. Gated side access leads to the rear garden featuring a paved Indian sandstone terrace area, perfect for alfresco entertaining. The rest of the garden includes a lawn with mature flower beds and an additional decked area at the back.

## DETACHED GARAGE

Fitted with timber doors, power and lighting supply.

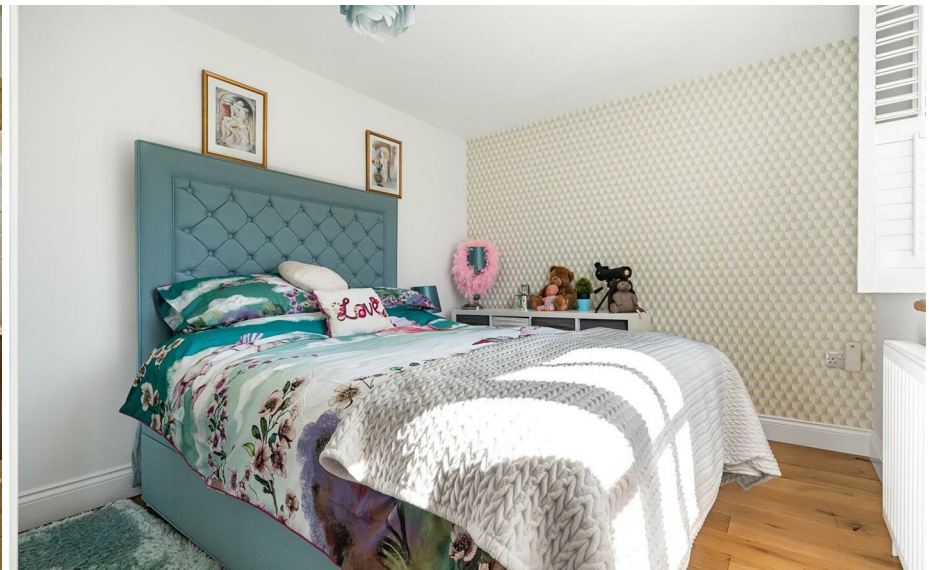
## PLANNING PERMISSION

The property benefits from approved planning permission for a two storey and single storey rear extension to reconfigure the ground floor accommodation with the addition of a shower room, study and utility room, together with a further bedroom suite with dressing room and en suite on the first floor. Full details can be found on the Uttlesford Planning website under reference UTT/26/0228/HHF.

## VIEWINGS

By appointment through the Agents.



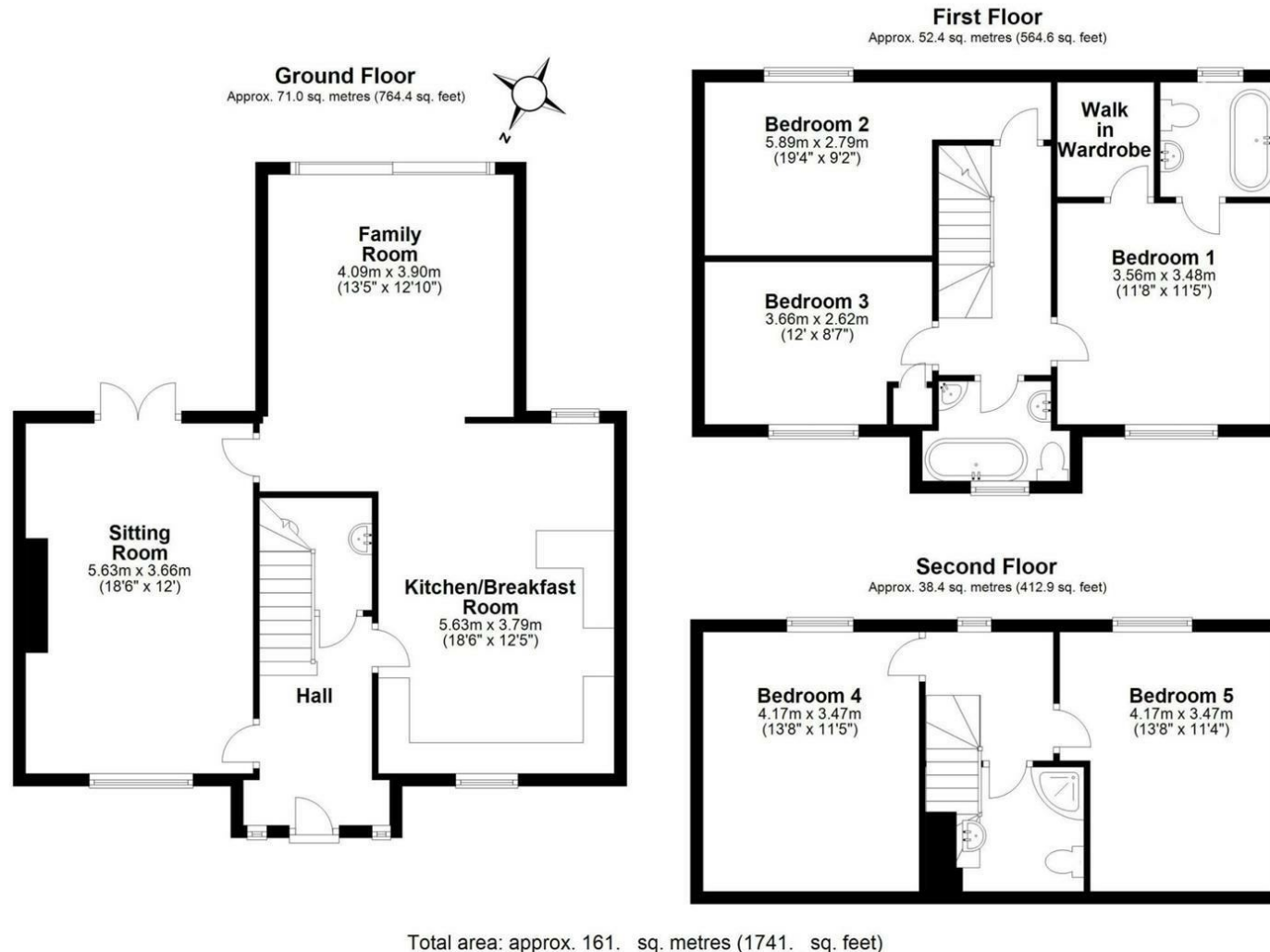


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £850,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - Uttleford





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

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.

