



Mallows Green, Manuden, CM23 1BS



Mallows Green

Manuden,
CM23 1BS

- Idyllic countryside location
- Grade II listed
- Large driveway and cart lodge
- Three double bedrooms
- Home Office
- Private garden

A beautiful three bedroom Grade II Listed home set in an idyllic countryside position, offering spacious accommodation, large driveway, cart lodge and gardens.

3 2 3

Guide Price £750,000





LOCATION

The well-regarded village of Manuden has a church, popular primary school, inn and garage. The village is situated approximately 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 five miles from the village. The historic market town of Saffron Walden lies approximately nine miles to the north east and has a comprehensive range of shops.

GROUND FLOOR

ENTRANCE HALL

Entrance door, storage cupboard, staircase leading to the first floor and door to:-

DINING AREA

Dual aspect windows to the front and rear, woodburning stove and beamed partition wall through to:-

KITCHEN/ BREAKFAST ROOM

Fitted with a range of base and eye level units with work top over and additional large island to the centre of the room providing work space and storage. Butler sink with mixer tap and integrated appliances of dishwasher, washing machine, tumble dryer, electric range cooker, space for American style fridge freezer, windows to the front and side aspect and access into the front garden.

LOUNGE

Window to the side aspect together with doors opening to the rear aspect, feature woodburning stove.

CLOAKROOM

Comprising wash basin, low level WC, storage cupboard housing the water tank and obscure window to the rear aspect.

FIRST FLOOR

LANDING

Window overlooking the rear aspect, exposed beams and doors to adjoining rooms.

BEDROOM ONE

Window overlooking the front aspect, fireplace and exposed beams, door to:

EN SUITE SHOWER ROOM

Three piece suite comprising shower enclosure, low level WC, wash basin with storage below and heated towel rail.

BEDROOM TWO

Dual aspect with windows to the side and rear aspects, feature fireplace together with exposed beams.

BEDROOM THREE

Window to the front aspect and exposed beams.

BATHROOM

Comprising wash basin, low level WC, free-standing roll top bath, heated towel rail and exposed beams.

OUTSIDE

Externally the property offers ample driveway parking, cart lodge with office over, garden shed and beautiful landscaped gardens to the rear with patio area and lawn.

CART LODGE

Parking for two vehicles and providing additional storage space.

HOME OFFICE

This additional space is above the car port and offers potential for a home office or games room.

VIEWINGS

Strictly by appointment through the agent.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	55
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £750,000

Tenure - Freehold

Council Tax Band - E

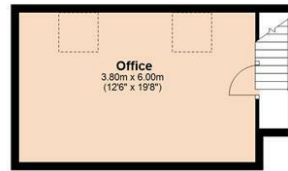
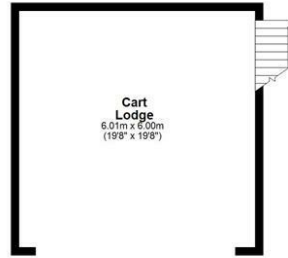
Local Authority - Uttlesford

[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>.

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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.



Ground Floor
Approx. 112.4 sq. metres (1209.6 sq. feet)



First Floor
Approx. 107.6 sq. metres (1158.1 sq. feet)



Total area: approx. 220.0 sq. metres (2367.7 sq. feet)

