

4 BED DETACHED · ELSENHAM PARK

30 Ivy Way

Elsenham, Bishop's Stortford CM22 6ZN

4

DOUBLE BEDROOMS

2

RECEPTIONS

1+1

BATHROOM + EN SUITE

A

EPC RATING

GUIDE PRICE

£585,000

Freehold · Council tax band E
01279 295940 · blacksheepresidential.co.uk

01 · THE PROPERTY

Why buy new, when you can buy new(ish)?

IN THE OWNERS' WORDS

"Transitioning from our first home which was a period property to this new build has been a breath of fresh air. It's super efficient, the solar panels and 'A' EPC rating have kept our utility bills impressively low. We chose this house when expecting our first baby, looking for the perfect place to settle down. Having great schools just around the corner while remaining well connected for work has made everyday life so easy. It's been a fantastic home for us, and we know the new owners will love it just as much as we have."

THE CURRENT OWNERS

This detached new build home was finished in 2025, so you get all the benefits of buying a new build without any of the downsides. The house sits on a cul de sac, so it is now an established neighbourhood with no ongoing building works.

The house has £10,000 worth of builder upgrades, as well as improvements from the current owners such as the fully rewired garage with scope to convert.

As you enter, the entrance hallway sits at the centre of the house, connecting all the living spaces: the study or play room, the WC, the open plan kitchen and dining room spanning the length of the house, and the large reception room. At the rear, double doors from both the kitchen and the lounge lead out to the rear garden.

The garden has been landscaped further since completion, the driveway has space for up to three cars, and there is a large garage with power and EV charging.





02 · KEY FEATURES

All the benefits of new,
none of the downsides.

£10,000 of builder upgrades. Already installed, plus owner improvements.

- ✓ Built brand new in 2025
- ✓ 9 years NHBC remaining and developer warranty still valid
- ✓ Four double bedrooms
- ✓ Garage with EV charging
- ✓ Close to the village centre, parkland and sports facilities
- ✓ Quiet cul de sac with no further building
- ✓ EPC band A and solar panels
- ✓ Driveway parking for 3 cars
- ✓ Large rear garden
- ✓ Close to the train station for commuting

£585,000

GUIDE PRICE

Freehold

TENURE

Band E

COUNCIL TAX

A (95)

EPC RATING

03 · GROUND FLOOR

Open plan living, end to end



Entrance hall

At the centre of the house, connecting all the living spaces.

Reception room

4.78 × 3.60 m 15'8" × 11'10"

A large reception room with double doors to the garden.

WC

2.35 × 2.26 m 7'9" × 7'5"



Kitchen and dining room

9.02 × 4.28 m 29'7" × 14'1"

Open plan, spanning the length of the house, with double doors to the garden.

Study or play room

3.14 × 1.82 m 10'4" × 6'0"

03 · GROUND FLOOR, CONTINUED

Made for everyday life



Study or play room



The same room, styled as a play room



Ground floor WC

04 · FIRST FLOOR

Four double bedrooms



Bedroom 3.85 × 3.66 m 12'8" × 12'0"

Bedroom 4.10 × 3.00 m 13'5" × 9'10"

Bedroom 4.24 × 2.72 m 13'11" × 8'11"

Bedroom 3.70 × 3.14 m 12'2" × 10'4"

En suite 2.05 × 2.00 m 6'9" × 6'7"

Bathroom 2.54 × 2.25 m 8'4" × 7'5"

05 · OUTSIDE

Garden, driveway and garage



The rear garden has been landscaped further since completion, with double doors opening onto it from both the kitchen and the lounge.

The driveway has space for up to three cars.

Garage

5.50 × 2.50 m 18'1" × 8'2"

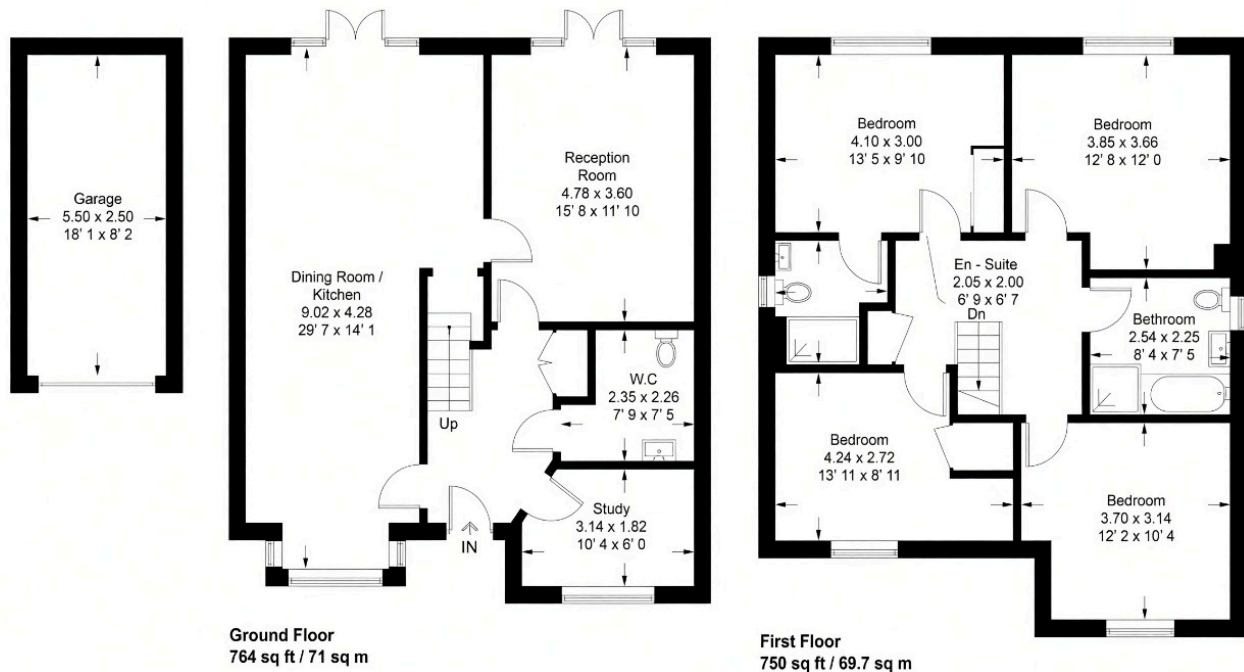
A large garage with power and EV charging, fully rewired by the current owners, with scope to convert (subject to any consents needed).

06 · FLOORPLAN

How it all fits together

Ivy Way, Elsenham

Approx Gross Internal Area 140.7 sq m / 1514 sq ft



GROUND FLOOR

71 sq m

764 sq ft

FIRST FLOOR

69.7 sq m

750 sq ft

APPROX. TOTAL

140.7 sq m

1,514 sq ft gross internal area

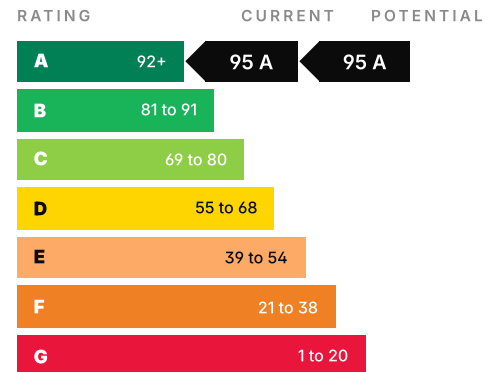
Floorplan for illustration only and not to scale. Measurements and areas are approximate. The total area excludes the garage. The EPC records a total floor area of 137 sq m.

07 · GOOD TO KNOW

The practical details

TENURE	Freehold
COUNCIL TAX	Band E Uttlesford District Council
PROPERTY	Detached house, built in 2025
WARRANTY	9 years NHBC remaining and developer warranty still valid Please ask to see the certificates
HEATING	Gas central heating, boiler and radiators Solar panels. Waste water heat recovery on hot water (EPC)
SERVICES	Mains electricity, gas, water and drainage
BROADBAND	Full fibre (FTTP) to the property Check speeds at checker.ofcom.org.uk
PARKING	Driveway for up to 3 cars, garage and EV charging
OUTSIDE	Rear garden
ACCESSIBILITY	Level access
FLOOD RISK	Rivers and sea: very low. Surface water: very low No flooding in the last five years reported by the sellers
PLANNING	Not listed and not in a conservation area. No restrictions or rights of way declared

ENERGY PERFORMANCE



Score 95 (A), potential 95 (A).
Valid until 10 June 2035.
Certificate 9890 1023 6366 3755 3260.

Information from the sellers, the EPC register, the floorplan and a property data report dated 2 October 2026. Please check any point that matters to you with us and your conveyancer.

08 · LOCATION

Village life, well connected



Elsenham offers a straightforward, down to earth village lifestyle that hits the sweet spot for daily convenience. It is a genuine hotspot for commuters, with its own mainline railway station and direct routes into London Liverpool Street and Cambridge, alongside the nearby M11 and Stansted Airport just a short drive away.

Daily life is easy and well catered for, with local staples like The Crown, a welcoming traditional pub, and a handy Tesco Express for everyday essentials. It delivers a quieter, community focused feel without giving up the connectivity usually found in much larger towns.



09 · ARRANGE A VIEWING

Come and see it for yourself

Book a viewing

01279 295940

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OFFICE Croft, Elsenham, Essex CM22 6LU

These particulars are a guide only and do not form part of any offer or contract. Measurements, floorplans and descriptions are approximate and for illustration. Services, fittings and appliances have not been tested. Please check any point of importance with us before arranging to travel or view.

Photographs in this brochure have been digitally enhanced, and some have been virtually staged with furniture and decor that is not included in the sale. Unedited photographs are available on request.