



Penhallam House, Old Mead Road
CM22 6JL



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Penhallam House

Old Mead Road | Henham | CM22 6JL

Guide Price £825,000

- Substantial 4/5 bedroom detached home
- Versatile accommodation extending to approximately 2,900 Sqft
- Finished to a high quality throughout
- Potential to create independent annexe living space.
- Generous plot with large driveway, single garage, enclosed garden with home office/gym
- Conveniently located between the villages of Henham and Elsenham, and with walking distance to Elsenham mainline train station.
- Available with no upward chain

The Property

A substantial and individual 5 bedroom detached home, offering versatile living accommodation and finished to an excellent quality throughout. Ideally located just a short distance from Elsenham mainline train station, for direct access to both London and Cambridge.

The Setting

The property stands just on the edge of Henham, which provides a village shop, public house, parish church, award winning boutique gym, village hall, tennis club and highly regarded JMI School. The village of Elsenham offers further shopping facilities and a main line railway station with commuter services to London's Liverpool Street. The towns of Saffron Walden and Bishop's Stortford offer multiple shopping and sporting facilities, schooling for all ages, including Bishop's Stortford College, with access to the M11 motorway at Junction 8.

The Accommodation

In detail the spacious accommodation comprises on the ground floor of an entrance hall which leads off to a Cloakroom with a W.C, and wash hand basin, a Living Room with double glazed bay window to front and rear aspects, an attractive feature brick fireplace with inset wood burning stove, and solid wood flooring. Additionally there is a Study, with double glazed window to rear aspect and solid wood flooring.

A particular feature for the property is the beautiful Kitchen/Dining Room, which is a bespoke fitted solid Oak kitchen with base & eye level units with Granite working surfaces over, incorporating a sink with mixer taps and drainer, there is space for a Rangemaster cooker with extractor over, space for American style fridge/freezer, integrated dishwasher,





there is an inset bin compartment, fitted Pantry style cupboard. To the rear of the kitchen is a breakfast area with attractive exposed brickwork, attractive tiled flooring, and a single, glazed door leading to the rear garden. Leading off the breakfast area is a Utility Room, with double glazed window to rear aspect, base and eye level units with work surface over, inset sink with drainer unit. There is space for a washing machine, space for tumble dryer, and space for additional fridge/freezer.

A second doorway provides access to a spacious inner hallway with tiled flooring, loft access, and stairs rising to the first-floor accommodation. From here, doors lead off to a Sitting Room/Bedroom Five with double glazed bay windows to the front and side aspects and an attractive feature brick fireplace with timber surround. Bedroom Two benefits from a double glazed window to the rear aspect and access to an en-suite with enclosed shower, wash hand basin with vanity unit, W.C., and a double glazed opaque window to the rear. Bedroom Three features a double glazed window to the side and part wood panelled walls, and connects via a Jack & Jill bathroom to Bedroom Four, which also enjoys a double glazed bay window to the front and matching panelled décor. The bathroom is fitted with a jacuzzi bath, separate shower, W.C., wash hand basin with vanity unit, heated towel rail, and a glazed opaque window.



Importantly, the presence of a second external doorway and the current configuration suggest excellent potential for the creation of a self-contained annexe. Subject to the necessary consents, this could incorporate a private entrance, driveway parking, courtyard garden, living/kitchen area, bedroom, and en-suite—ideal for multigenerational living or rental opportunities.

On the First Floor, there is a small landing area with velux window which provides access to the generous Principal Bedroom, which benefits from double glazed window to the rear aspect, a Dressing Room with velux window to front aspect, and a Walk-In Wardrobe with built-in shelving and hanging rail. Also on the first floor is a high quality Bathroom suite which is fitted with a freestanding claw foot bath with Lefroy Brooks mixer taps & shower attachment, separate enclosed shower with rainfall head & additional attachment, wash hand basin

OUTSIDE

The property sits on a good size plot with the property sat centrally within the plot. To the front, the property sits behind a generous tarmac & shingle driveway providing parking for several vehicles, accessed via an attractive 5 bar timber gate, and also leads to a single garage with electric roller shutter door, power and lighting.

To the rear of the property is a pleasant, enclosed garden which is mainly laid to lawn, with a variety of shrubs, trees, raised brick flower beds, and tall hedging to the perimeter. There is a brick paved patio to the rear of the property providing a perfect spot for entertaining, and to the rear of the garden is a Home Office/Gym with full height window to front aspect, window to side aspect, brick flooring, power points, and covered veranda area.

SERVICES

Electric, Water, Sewerage, Heating, Broadband, Mobile Signal

Tenure – Freehold

Property Type - Detached

Property Construction – Standard Construction

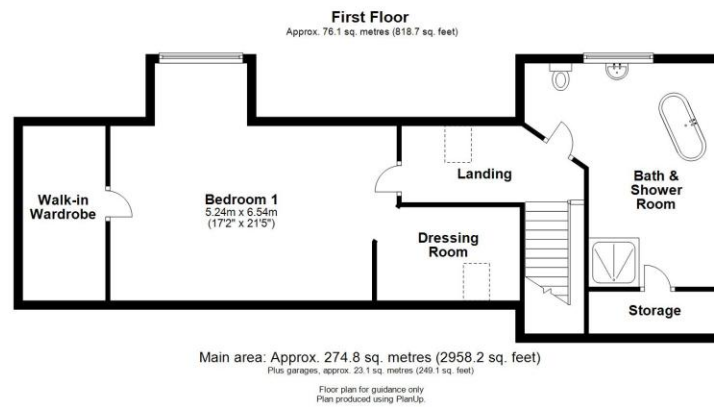
Local Authority – Uttlesford District Council

Council Tax - TBC









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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