



Stortford Road, Little Canfield, CM6 1SP

CHEFFINS

Stortford Road

Little Canfield,
CM6 1SP

- Red Brick Conversion
- High quality features
- Principal bedroom with en suite
- Bedroom 4/Study
- Detached double cart lodge
- Pleasant views

A stunning beautifully presented red brick conversion which has been well maintained and enhanced by the current owners. It is set in a high quality private farm development enjoying a generous garden with a pleasant outlook.

5 2 1

Guide Price £925,000





LOCATION

Little Canfield is a charming village located between Great Dunmow and Bishop's Stortford. The village has a public house and a beautiful 12th Century church. The nearby village of Takeley offers nursery and primary schooling, with further schooling and facilities available in the nearby towns, as well as public houses and restaurants. The village is ideally located for road and rail networks; the A120 bypass supplies quick and easy access to M11 and London Stansted International Airport which also supplies mainline railway links to London Liverpool Street Station and Cambridge.

A red brick maltings conversion forming part of a small, exclusive farmyard development completed approximately nine years ago with a selection of converted former farm buildings. The property is set in a tucked away corner within the development and is finished to an extremely high quality. The current owners, who have occupied since the conversion, have further enhanced the property with underfloor heating to the ground floor, bespoke solid oak internal doors, along with period style radiators to the first floor. A shingle driveway provides parking along with detached double cartlodge. The large garden has rail and post fencing with views of a woodland copse.

GROUND FLOOR

ENTRANCE HALL

Accessed via a glazed door with glazed panels either side. Opening to:-

KITCHEN/BREAKFAST ROOM

Fitted with an extensive range of units with Corian worktop space over incorporating a moulded sink with mixer tap, central island with breakfast bar. Integrated appliances include oven with four ring induction hob with extractor hood over, fridge freezer, dishwasher, washing machine and tumble dryer. The room enjoys a good degree of natural light via a full height window to the front aspect and a glazed door providing access to the outside space and driveway. Additionally, there is an original porthole window with exposed brickwork, exposed timbers and tiled flooring.

STORE ROOM

A useful room currently used for storage which could be easily utilised as a study. Exposed timbers, tiled flooring and porthole window overlooking the garden.

CLOAKROOM

Comprising WC with hidden cistern, wash basin and part wood panelled walls.

SITTING/DINING ROOM

A well proportioned room with windows to two aspects and further glazed door providing access and views onto the terrace and garden beyond. Exposed timbers and engineered flooring together with a contemporary style stove on a stone hearth and an open tread oak staircase rising to the first floor.

FIRST FLOOR

LANDING

Vaulted landing with original timber framing and a pair of windows providing a good degree of natural light and views over the courtyard. Airing cupboard housing the pressurised hot water cylinder and shelving.

PRINCIPAL BEDROOM

An impressive room with original timber framing and a high ceiling and windows to two aspects, door to:-

EN SUITE

Comprising a large walk-in shower enclosure, wall hung wash basin, WC with hidden cistern, heated towel rail and tiled floor.

DRESSING ROOM/BEDROOM 5

A versatile multi-purpose room currently being used as a dressing room with vaulted ceiling and exposed timber framing, fitted hang rails and storage, window with views of the garden.

BEDROOM 2

A three quarter height window overlooking the courtyard, vaulted ceiling with exposed timber framing.

BEDROOM 3

Vaulted ceiling with exposed timbers and window overlooking the garden.

BEDROOM 4/STUDY

A high ceiling with exposed timbers and window overlooking the garden.

BATHROOM

Comprising bath, separate large shower enclosure, wall hung wash basin and WC with hidden cistern, part-tiled walls and floor, heated towel rail, exposed timbers and obscure window,

OUTSIDE

The property is located at the rear of a well-designed, spacious development, accessed via a sweeping gravel driveway. It features a private front gravel driveway for ample parking and access to a detached double bay cart lodge with power, lighting, and eaves storage. The garden is notably lengthy, and it boasts a newly laid paved terrace perfect for outdoor entertaining. The garden is primarily laid to lawn, bordered by post and rail fencing, with scenic views of the neighbouring woodland copse.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £925,000

Tenure – Freehold

Council Tax Band – G

Local Authority – Uttlesford







Approximate Gross Internal Area = 2262 sq ft / 210.2 sq m

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

