

Wades Croft Development, Manuden, CM23 1DR

CHEFFINS

CHEFFINS

Wades Croft Development

Manuden,
CM23 1DR

3 2 1

Guide Price £740,000



- Spacious open plan kitchen/dining/reception room
- Three double bedrooms
- En suite wet room and bathroom
- Stunning high quality specification
- Cartlodge and ample parking
- Air source heat pump & solar panels

An opportunity to acquire a golden brick custom build project forming part of an exclusive, high quality development in a picturesque countryside setting, backing onto rolling open farmland. Designed to provide approximately 1,475 sq ft of well balanced single-storey accommodation, the scheme offers purchasers the chance to create a bespoke home tailored to their own specification.









WELCOME TO WADES CROFT

Wades Croft is phase 2 of the Nailey Hall development, offering a stunning collection of highly individual 2 and 3 bedroom single storey dwellings, forming this outstanding new development built by well-regarded and most favoured local developer, Pelham Structures.

Nailey Hall backs onto and enjoys far reaching views over open countryside in the desirable and highly sought-after village of Manuden, ideally placed for access to the nearby market towns of Bishop's Stortford and Saffron Walden as well as major routes and transport links to Cambridge and London.

LOCATION

The well-regarded village of Manuden has a church, popular primary school, inn, garage and includes a thriving sports and community centre. The village is situated approximately two miles from the well-served village of Stansted Mountfitchet and 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 5 miles from the village. The historic market town of Saffron Walden lies approximately 9 miles to the north east and has a comprehensive range of shops.

THE HOMES

The homes at the Nailey Hall Development have been architecturally designed to maximise space and light and all benefit from individual layouts to suit a range of lifestyles.

From open plan kitchen/dining rooms with multiple sets of bi-folding doors to enjoy seamless inside/outside living, to multiple reception rooms that could be used as home offices, libraries or play rooms, your home at Nailey Hall will be uniquely yours. What's more, Pelham Structures will offer their buyers a "custom build" purchase whereby they will collaborate with you to help you achieve your dream home.

MATERIAL INFORMATION

- Tenure - Freehold
- Annual Estate Management Charge - To be confirmed
- Council Tax Band - To be assessed
- EPC - Predicted 'B'
- Property Type - Detached bungalow
- Property Construction - Timber framed with tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 1,474.12
- Parking - Single cart lodge and driveway

UTILITIES/SERVICES

- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Air source heat pump
- Broadband - To be connected
- Mobile Signal/Coverage - OK

RIGHTS OF WAY, EASEMENTS, COVENANTS

- We have been made aware this property does contain restrictive covenants - please refer to the land registry title for more information.

N.B photographs are of a similar home. This is not plot specific, please ask the Agent for more details.

VIEWINGS

By appointment through the Agents.



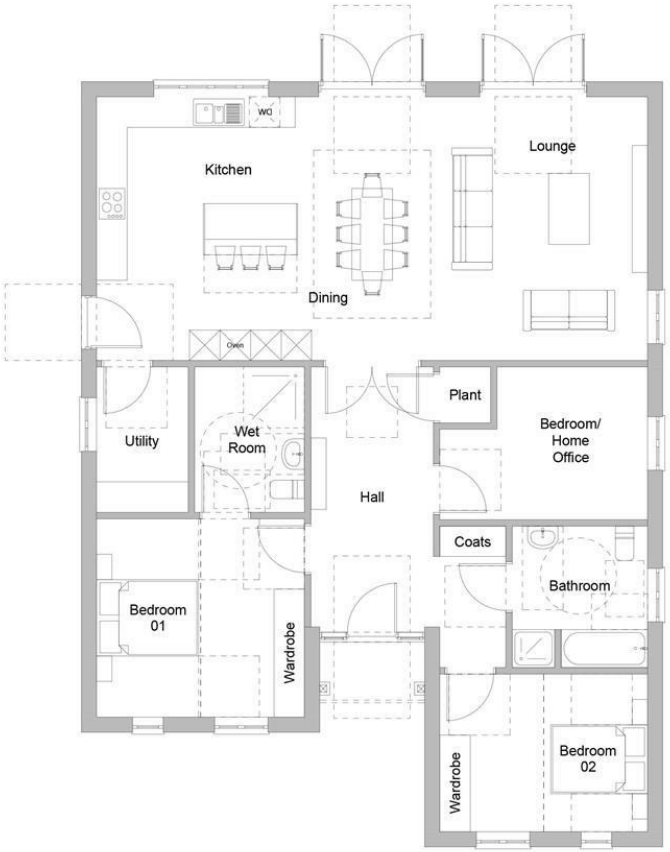








Site/Roof/Block Plan



Guide Price £740,000
Tenure - Freehold
Council Tax Band - New Build
Local Authority - Uttlesford
EPC - Predicted 'B'

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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.