

Approximate Gross Internal Area = 4477 sq ft / 415.9 sq m
 Boiler Room / Store = 124 sq ft / 11.5 sq m
 Garage = 324 sq ft / 30.1 sq m
 Utility Room = 221 sq ft / 20.5 sq m
 Outbuilding = 259 sq ft / 24.1 sq m
 Gym = 478 sq ft / 44.4 sq m
 Games Room / Bar = 508 sq ft / 47.2 sq m
 W.C = 15 sq ft / 1.4 sq m
 Total = 6406 sq ft / 595.1 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

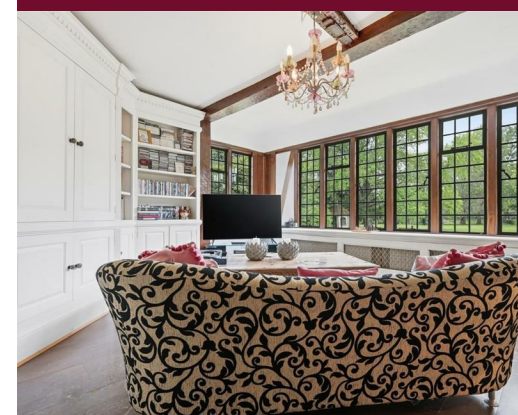
Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Daniel Brewer

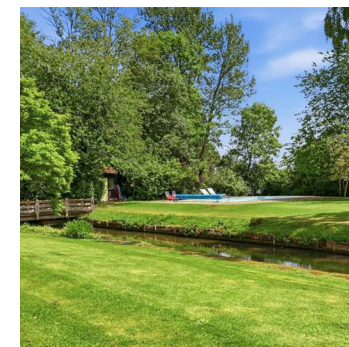
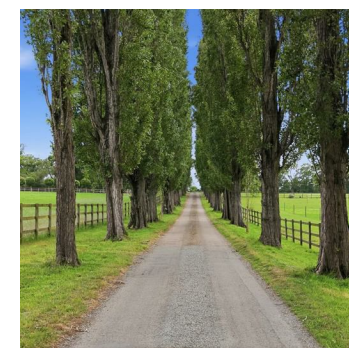
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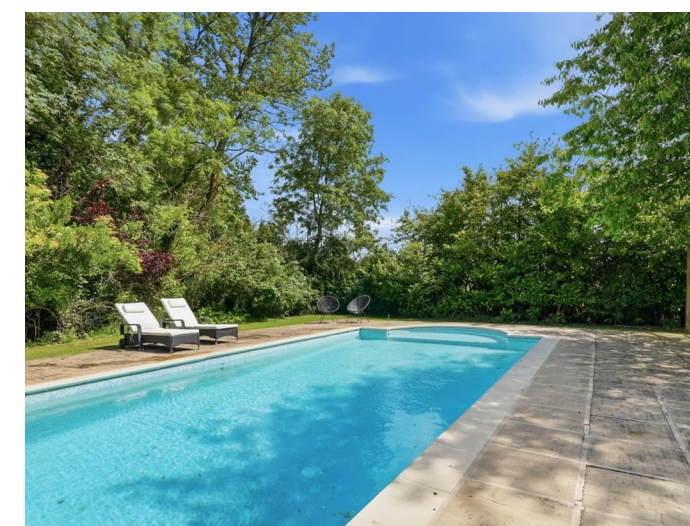
**LITTLE HALLINGBURY PARK, LITTLE HALLINGBURY,
BISHOP'S STORTFORD, ESSEX, CM22 7RR**

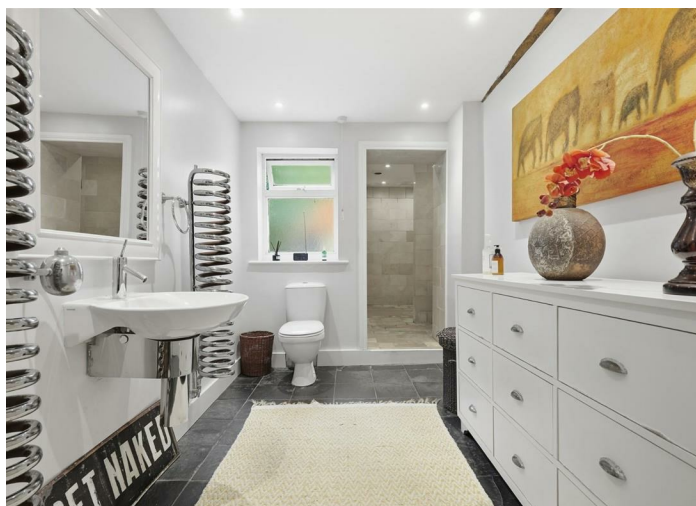
£1,950,000



**LITTLE HALLINGBURY PARK
LITTLE HALLINGBURY
BISHOP'S STORTFORD
ESSEX
CM22 7RR**

Situated at the end of a half a mile long tree lined driveway and set within approximately three acres, this impressive seven-bedroom detached Grade II Listed country home dates back to the 16th century. The property offers expansive accommodation arranged over two floors, boasting a wealth of period features and a flexible living layout throughout. Additional benefits include a variety of outbuildings comprising a gym, detached games room with bar area, WC and storage, laundry room, home office and double garage. Externally, the property further benefits from a heated swimming pool, beautifully maintained formal gardens, a natural pond with stream, and extensive driveway parking accessed via electric double gates.





Gym

33'7" x 14'1" (10.24 x 4.3)
 Windows to multiple aspects, various wall mounted electric heaters, exposed timbers, power points, LED ceiling mounted light panels, bi-folding doors to rear aspect.

Games Room

41'7" x 9'8" (12.7 x 2.97)
 Two sets of French doors to side aspect, Velux windows, exposed timbers, power points, solid Oak flooring, wall mounted electric heaters, bar area, door to storage cupboard and W.C. The

Laundry Room

15'11" x 13'10" (4.86 x 4.23)
 Windows to multiple aspects, single door to side aspect, base and eye level units with complimentary working surface over, inset sink with drainer unit, space for washing machine, space for tumble dryer, power points, radiator, tiled flooring.

Home Office

16'0" x 16'0" (4.9 x 4.9)
 Single door to front aspect, windows to multiple aspects, electric heater, power points, exposed timbers.

Double Garage With Electric Gated Driveway Parking

To the rear of the property is a double garage with two double doors, power and lighting. Accessed via a set of wrought iron electric gates is a tarmac driveway providing parking for an extensive amount of cars wrapping around the property.

Grounds

The grounds extend to approximately three acres and comprise formal lawns interspersed with a variety of mature trees, a natural pond with stream, several thoughtfully positioned seating areas, a putting green, and established shrubs and hedging, all surrounded by open countryside. The gardens further benefit from a heated swimming pool and adjoining pool house.

- Seven Bedroom Detached Country Home
- Grade II Listed 16th Century Residence
- Approximately Three Acres
- Accessed Off A Long Tree Lined Driveway
- Electric Gated Driveway Parking For Several Vehicles & A Double Garage
- Heated Swimming Pool With Pool House
- Outbuildings Including A Gym, Games Room, Office & Laundry Room
- Fantastic Annexe Potential
- Four Reception Rooms & A Kitchen/Breakfast Room
- Approximately 6,000 Square Feet Of Accommodation (Including Outbuildings)

Entrance Hall

Accessed via a storm porch:- solid Oak flooring, exposed timbers, radiator, power points, stairs rising to the first floor landing, doors to.

Sitting Room

15'5" x 14'8" (4.71 x 4.48)
 Leaded windows to multiple aspects, radiators with covers, built-in dressers with inset shelving, exposed floorboards, exposed timbers, power points.

Reception Room

29'8" x 14'7" (9.05 x 4.45)
 Leaded windows to side aspect, partly glazed French doors leading to the formal gardens, feature stone fireplace with inset wood burning stove, exposed timbers, two radiators, power points.

Family Room

20'6" x 16'10" (6.25 x 5.15)
 Two leaded windows to front aspect, feature Inglenook fireplace with inset wood burning stove, exposed timbers, solid Oak flooring, radiator, door to.

Kitchen/Dining Room

30'7" x 19'4" (9.33 x 5.91)
 Leaded windows to multiple aspects, partly glazed single door to front aspect, base and eye level units with Granite working surfaces over, complimentary island with breakfast bar area, space for range cooker with extractor over & stainless splashback, inset twin sink with drainer & mixer taps, space for dishwasher, three radiators, inset spotlights, power points, tiled flooring, exposed timbers, door to.

Rear Hallway

Secondary staircase riding to the first floor, radiator, power points, tiled flooring, doors to.

Rear Porch

Leaded window to rear aspect, tiled flooring, Single door leading to the rear courtyard.

Study

9'10" x 8'3" (3 x 2.52)
 Window to rear aspect, radiator, inset spotlights, power points, solid Oak flooring.

Shower Room

Opaque window to rear aspect, walk-in fully tiled wet room shower with rainfall head, W.C, wash hand basin, two heated towel rails, extractor fan, inset spotlights, tiled flooring.

First Floor Landing

Leaded window to side aspect, exposed timbers, radiator, power points, doors to.





Principal Bedroom

17'4" x 14'7" (5.3 x 4.46)

Leaded windows to side aspect, a range of fitted wardrobes & drawers, two radiators, power points, door to.

En-Suite

Leaded windows to multiple aspects, enclosed bath with mixer taps & shower attachment, twin wash hand basins with vanity cupboards below & stone surface over, W.C, radiator, wood effect flooring, inset spotlights, extractor fan.

Bedroom Two

18'0" x 16'8" (5.5 x 5.1)

Leaded window to front aspect, a range of built-in wardrobes, exposed timbers, radiator, power points.

Inner Landing

Doors to.

Bedroom Five

15'1" x 11'6" (4.6 x 3.53)

Leaded window to side aspect, a range of built-in wardrobes, radiator, power points.

Bedroom Four

15'1" x 13'0" (4.6 x 3.97)

Leaded window to side aspect, a range of built-in wardrobes, radiator, power points.

Bedroom Three

18'4" x 17'4" (5.6 x 5.3)

Leaded windows to multiple aspects, two radiators, power points.

Secondary Landing

Leaded window to rear aspect, radiator, power points, door to.

Bedroom Six

13'5" x 9'11" (4.09 x 3.03)

Leaded window to side aspect, radiator, power points.

Bedroom Seven

9'10" x 9'9" (3 x 2.98)

Leaded window to rear aspect, radiator, power points.

Bathroom

Leaded window to rear aspect, additional window to rear aspect, freestanding bath with mixer taps & separate shower over, wash hand basin, W.C, radiator, solid wood flooring, inset spotlights, extractor fan.

