

Total area: approx. 225.0 sq. metres (2421.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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PLEDGDON GREEN, HENHAM, BISHOP'S
STORTFORD, ESSEX, CM22 6BN

OFFERS OVER £900,000



PLEDGDON GREEN HENHAM BISHOP'S STORTFORD

Last Property RemainingNestled in the charming hamlet of Pledgdon Green, Edwin House presents an exceptional opportunity to acquire a stunning new build detached property. This exquisite home boasts four spacious bedrooms and three well-appointed bathrooms, making it ideal for families seeking both comfort and style.

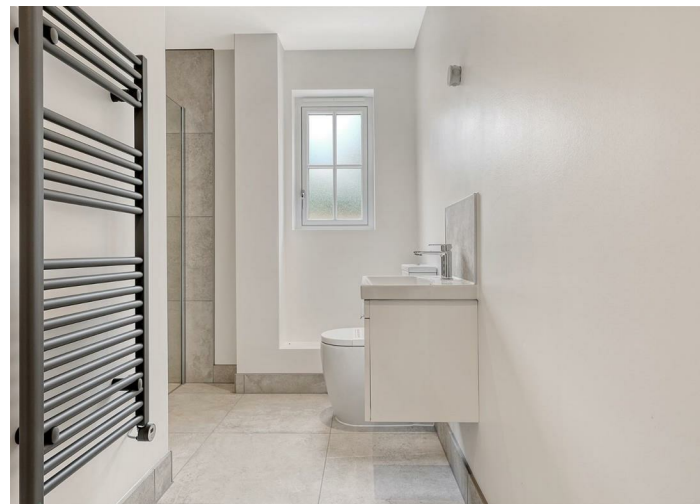
Upon entering, one is greeted by a bright and airy atmosphere, enhanced by the abundance of natural light that flows throughout the property. The ground floor features two inviting reception rooms, including a generous living room and a dedicated study, perfect for those who work from home or require a quiet space for reading. The heart of the home is undoubtedly the impressive 32ft kitchen/dining room, which provides an ideal setting for entertaining guests or enjoying family meals. A convenient utility room and a bathroom complete the ground floor layout, ensuring practicality for everyday living.

Ascending to the first floor, the principal bedroom offers en-suite facilities, providing a private retreat for relaxation. Three additional bedrooms are well-sized and share a stylish family bathroom, catering to the needs of all family members.

Externally, Edwin House is set within approximately half an acre, offering ample space for outdoor activities and relaxation. The property also features a double bay cart lodge and driveway parking for up to seven vehicles, ensuring convenience for residents and guests alike.

This gated complex of three detached homes is situated in a desirable location, combining the tranquillity of country living with easy access to local amenities. Edwin House is a remarkable property that promises a luxurious lifestyle in a picturesque setting.





- Four Double Bedroom Detached Country Home
- New Build Property With 10 Year Warranty
- Air Source Heat Pump With Underfloor Heating
- Approximately Half An Acre Plot
- Double Bay Cart Lodge With Driveway Parking
- Gated Complex Of Three Detached Individual Country Homes
- 2038 Square Feet Of Accommodation
- Modern Living Layout With An Abundance Of Natural Light
- Desirable Countryside Setting
- ***Last Property Remaining***

Main House

The central entrance hall provides a welcoming and generous area with a solid Oak staircase leading to the first floor galleried landing. A solid Oak door leads to the living room with red brick fireplace with provisions for a wood burning stove. Situated to the front of the property is a study which could be alternatively used as a fifth bedroom if required. To the rear of the property is a well-appointed kitchen/dining room with bi-folding doors opening onto the large Sandstone patio area and fantastic views over the generous garden. The kitchen has been meticulously fitted with an array of units with Granite working surfaces. Serving the kitchen is a utility room with matching units, Granite working surfaces over and a single door to side aspect. A cloakroom is conveniently placed off the entrance hall with quality sanitaryware. The galleried landing provides access to all four double bedrooms, the family bathroom and loft space. The principal bedroom overlooks the rear garden and benefits from a well-appointed en-suite. On the first floor are a further two double bedrooms and a family bathroom.

Garden

To the rear of the property is a large Sandstone patio area leading to the remainder seeded lawn which is fully enclosed by timber fencing. To the side of the property is a timber gate providing side access.

Double Bay Cart Lodge With Driveway Parking

To the front of the property is a double bay cart lodge with power, lighting, pitched roof for storage. A shingle driveway leads to the cart lodge providing parking for multiple vehicles.





Specification

- Air Source Heat Pump With Underfloor Heating (GF)
- Cat 6 Cabling
- Neff Cooking Appliances
- Wine Cooler
- Granite Working Surfaces
- Solid Oak Internal Doors
- Solid Oak Staircase With Glass Balustrades
- UPVC Triple Glazed Flush Casement Windows
- Aluminium Triple Glazed Bi-Folding Doors
- Feature Brick Fireplaces
- Energy Efficient Lighting
- Provisions For Electric Car Charging Points

Location

Pledgdon Green is a highly sought-after hamlet within the civil parish of Henham, located in the picturesque Uttlesford district of Essex. Just 1 mile from Henham village and within easy reach of Elsenham and Broxton, this tranquil setting blends countryside charm with convenient access to key amenities. Excellent access to Bishop’s Stortford, Stansted Airport, Elsenham train station and M11.

Agents Notes

Please note some external images have been virtually enhanced or computer generated. So these are for guidance and illustrative purposes only and may not be exact.

