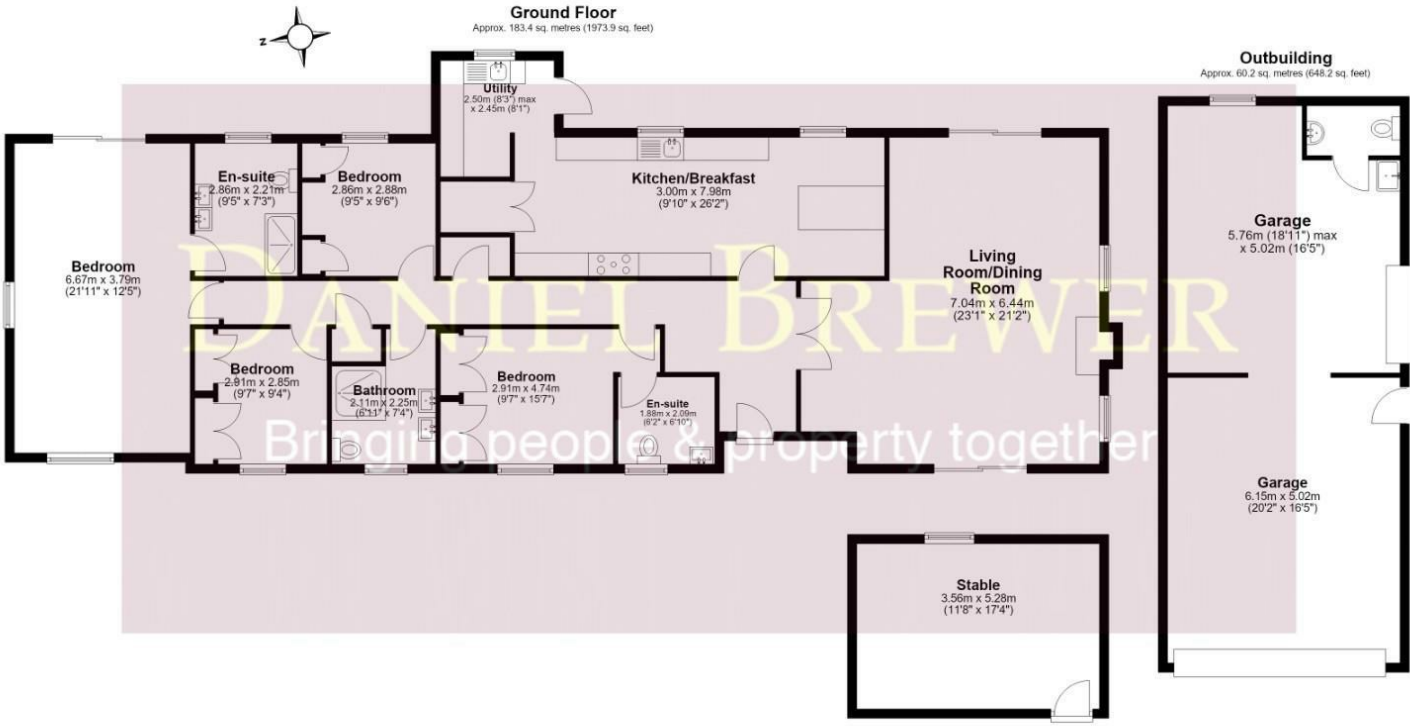




Total area: approx. 243.6 sq. metres (2622.1 sq. feet)

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

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OLD MEAD LANE, HENHAM, ESSEX, CM22 6JJ

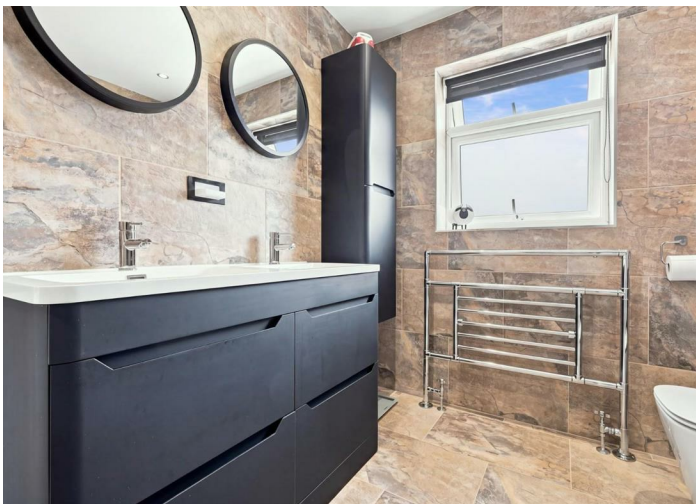
OFFERS OVER £950,000



OLD MEAD LANE
HENHAM
ESSEX
CM22 6JJ

Set within approximately one and three quarter acres and approached via a private road, this substantial four bedroom detached bungalow offers a rare combination of space, privacy and outstanding potential. Surrounded by open countryside, the property provides fantastic scope for further enlargement or redevelopment, subject to the necessary planning permissions. The well-proportioned accommodation is arranged over one level and comprises a generous entrance hall, spacious lounge/dining room, well-appointed kitchen/breakfast room, utility room, four double bedrooms, two of which benefit from en suite facilities and a family shower room. Externally, the property is equally impressive, with a substantial double garage with adjoining single garage & workshop, extensive driveway parking for several vehicles and existing stabling. Further benefits include solar panels with battery storage and live planning permission (ref:- UTT/15/3342/HHF) for a large side extension, offering an excellent opportunity for those looking to further enhance the property. Ideally positioned for commuters, the property is under one mile from Elsenham main line railway station, whilst enjoying a peaceful semi-rural setting surrounded by open countryside.





The property benefits from a solar panel system comprising 15 large solar panels together with a 6kW battery storage system.

The vendor advises that, during the 12 months to 31 August 2026, the system generated a total yield of approximately 6,594 kWh.

The above information, including energy generation figures, electricity costs and export payments, has been supplied in good faith by the vendor and has not been independently verified. Prospective purchasers are advised to satisfy themselves as to the accuracy of the information and the performance of the solar panel and battery storage system.

Three phase electric is available at the telegraph pole on the land of the property.

Two separate Fibre Broadband feeds are available to the property.

The current EPC is available but was carried out prior to the renewable energy being inserted (Solar Panels & Battery Storage).

The property is located on a private lane which is managed by Old Mead Lane Residents Association. This group is made up of an elected body of lane residents tasked with overseeing maintenance of the lane via an annual fee which is currently £147. This fee covers resurfacing costs and public liability insurance contributions. The property was constructed in 1986 and benefits from mains drainage and oil fired central heating. It is currently assessed as Council Tax Band G.

- Approximately One And Three-Quarter Acres
- Substantial Four Bedroom Detached Bungalow
- Peaceful Semi-Rural Setting Off A Private Road
- Fantastic Scope To Extend Or Redevelop, Subject To Planning
- Spacious Lounge/Dining Room And Kitchen/Breakfast Room
- Two En Suite Facilities & A Family Shower Room
- Sweeping Driveway Leading To A Double Garage With Adjoining Single Garage & Workshop
- Existing Stabling With Paddocking & Excellent Equestrian Potential
- Renewable Energy With Fifteen Solar Panels And 6kW Battery Storage
- Under One Mile From Elsenham Main Line Train Station

Entrance Hall

Accessed via UPVC partly glazed front door:- UPVC double glazed full height windows to front aspect, radiator, power points, inset spotlights, doors to.

Living Room/Dining Room

23'1" x 21'2" (7.04m x 6.45m)

UPVC double glazed windows to side aspect, UPVC double glazed sliding doors to front & rear aspect, central fireplace with inset wood burning stove, three radiators, power points, wall mounted light fittings.

Kitchen/Breakfast Room

28'2" x 9'10" (8.6m x 3.00m)

Two UPVC double glazed windows to rear aspect, base and eye level units with Granite working surfaces over & complimentary breakfast bar with Granite surface, door to airing cupboard, inset Butler sink with mixer taps, two inset Neff hide & slide single ovens, Neff induction hob with extractor over, space for full height fridge, space for full height freezer, inset spotlights, feature lighting, radiator, power points, tiled flooring, opening to.

Utility Room

8'3" x 8'1" (2.51m x 2.46m)

UPVC double glazed window to rear aspect, UPVC glazed single door leading to the rear garden, base and eye level units with Granite working surfaces over, inset Butler sink with mixer taps, space for washing machine, space for tumble dryer, space for dishwasher, inset spotlights, tiled flooring, power points, radiator, water softener.

Principal Bedroom

20'8" x 12'5" (6.30m x 3.78m)

UPVC double glazed windows to multiple aspects, UPVC double glazed sliding doors leading to the rear garden, two radiators, power points, door to.

En-Suite

UPVC double glazed opaque window to rear aspect, double width walk-in shower with rainfall head & additional attachment, twin wash hand basin with vanity drawers below, W.C, heated towel rail, additional towel rail, inset spotlights, extractor fan, wall mounted vanity unit, fully tiled.

Bedroom Two

15'7" x 9'7" (4.75m x 2.92m)

UPVC double glazed window to front aspect, radiator, power points, built-in wardrobes, door to.





En-Suite
UPVC double glazed opaque window to front aspect, W.C, wash hand basin with vanity units below, towel radiator, inset spotlights, tiled flooring.

Bedroom Three
9'7" x 9'4" (2.92m x 2.84m)
UPVC double glazed window to front aspect, radiator, power points, built-in wardrobes.

Bedroom Four
9'6" x 9'5" (2.90m x 2.87m)
UPVC double glazed window to rear aspect, radiator, power points, built-in wardrobes,

Bathroom
UPVC double glazed opaque window to front aspect, twin wash hand basin with vanity unit below, glass enclosed double width shower, W.C, heated towel rail, additional towel rail, inset spotlights, radiator, tiled flooring.

Grounds
To the rear of the property is a decked seating area, enclosed by railway sleepers, with a sandstone paved pathway and decorative stone leading to the garages. The remainder of the formal garden is predominantly laid to lawn, with a variety of mature shrubs and trees, enclosed by attractive post and rail fencing. Beyond the formal garden, the grounds extend to paddocks, enclosed by mature boundaries and stock fencing. To the front of the property is an additional paddock. The grounds further benefit from a timber field shelter, timber sheep shed, a timber storage shed, stabling with power & lighting, external power and lighting, providing excellent facilities for equestrian or outdoor pursuits. The property is surrounded by open farmland, enjoying beautiful far reaching views across the undulating countryside and offering a wonderful sense of space and tranquillity. The grounds approximately measure one and three quarters of an acre.

Double Garage With Single Garage & Workshop
To the side of the property is a double garage, featuring a double width up and over door, power and lighting, together with a pitched roof providing useful additional storage. There is also a single pedestrian door to the side aspect and an internal opening leading through to the rear section. The rear area comprises a single garage & workshop with a single up and over door to the side aspect, rear facing window, power and lighting, butler sink, together with a separate W.C., making it a particularly useful and versatile space.

Sweeping Driveway
To the front of the property is a generous sweeping shingle driveway, providing ample off-road parking for a number of vehicles and creating an attractive approach to the property.

Agents Notes

