



Chapel Court,, Bishops Stortford, CM22

BUTLER  STAG



**Price Guide - £1,500,000 -
£1,600,000**

**An exclusive collection of
just three luxurious homes,
perfectly positioned on the
edge of open countryside in
a sought-after village
setting.**



Freehold

Price Guide £1,500,000

These exceptional new homes, come with a 10-year builder's warranty, offering peace of mind and quality craftsmanship.

Inside, a spacious hallway leads to the principal reception rooms, including a living room and a family room at the front of the house. The rear showcases a stunning open-plan space combining the kitchen, family area, and dining room, seamlessly connected to the terrace and gardens via bi-fold doors. A utility room and guest cloakroom complete the ground floor. This stunning home features high-end appliances by Siemens, Bora, and Bosch, ensuring top-quality performance throughout the kitchen. A sleek Blanco sink unit, complete with a hot water tap, adds convenience and style. The kitchen also boasts an integrated wine cooler, perfect for entertaining.

The first floor hosts four well-proportioned bedrooms and three bathrooms, including two en suites. The principal suite features bi-fold doors opening onto a private balcony with picturesque views over the gardens.

The property benefits from a Megaflo central heating system with underfloor heating, powered by a reliable Vaillant gas-fired boiler. For added modern convenience, an electric car charging point is included.

On the top floor, two additional bedrooms provide flexible accommodation, one of which boasts a vaulted ceiling and an en suite.

Outside, the beautifully landscaped gardens include an extensive rear terrace leading onto a formal lawn.

Set back from the road with a generous frontage, each property provides ample parking for multiple vehicles along with an electric car charging point. The detached double garage features electronic roller doors and an internal staircase, offering access to a



Chapel Court P1, Sheering

Approx. Gross Internal Area 360.9 Sq M (3884.8 Sq Ft)

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Measurements are approximate and for illustration purposes only. We make no warranty as to the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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Prepared on behalf of Butler & Stag
Land and New Homes

If you have any further questions
please don't hesitate to contact us on
the details below

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.