SIMPLY HOMES

London Road

Bishop's Stortford CM23 4BA

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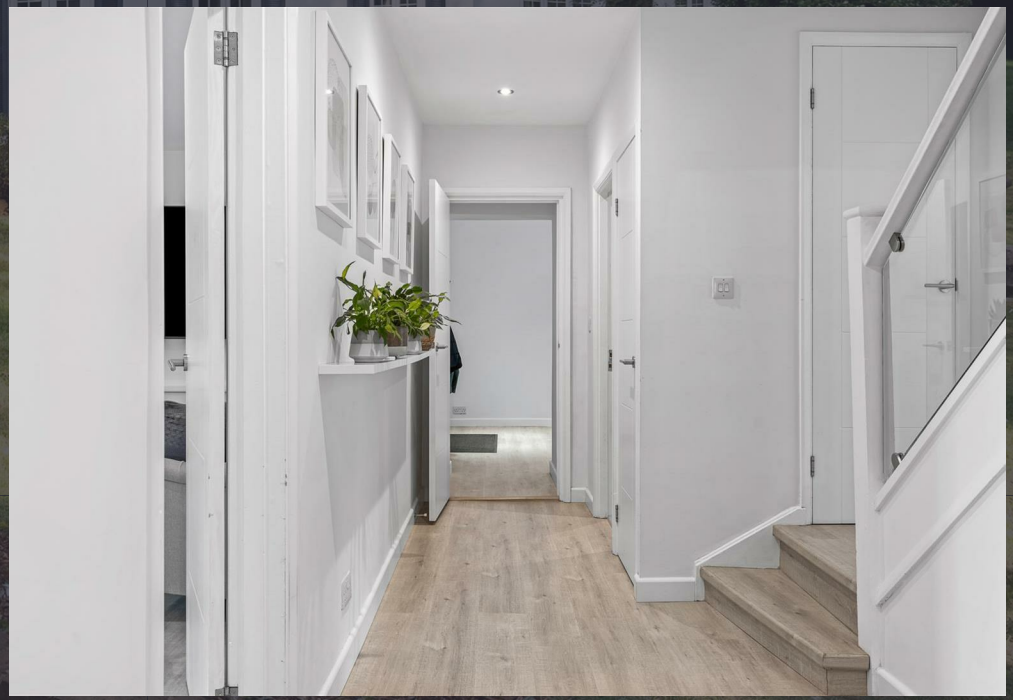
A fantastic opportunity to acquire this handsome and imposing detached family house set in private grounds exceeding half an acre. This spacious and versatile accommodation has been extended and completely renovated in recent years to create a well-presented, modern family home.

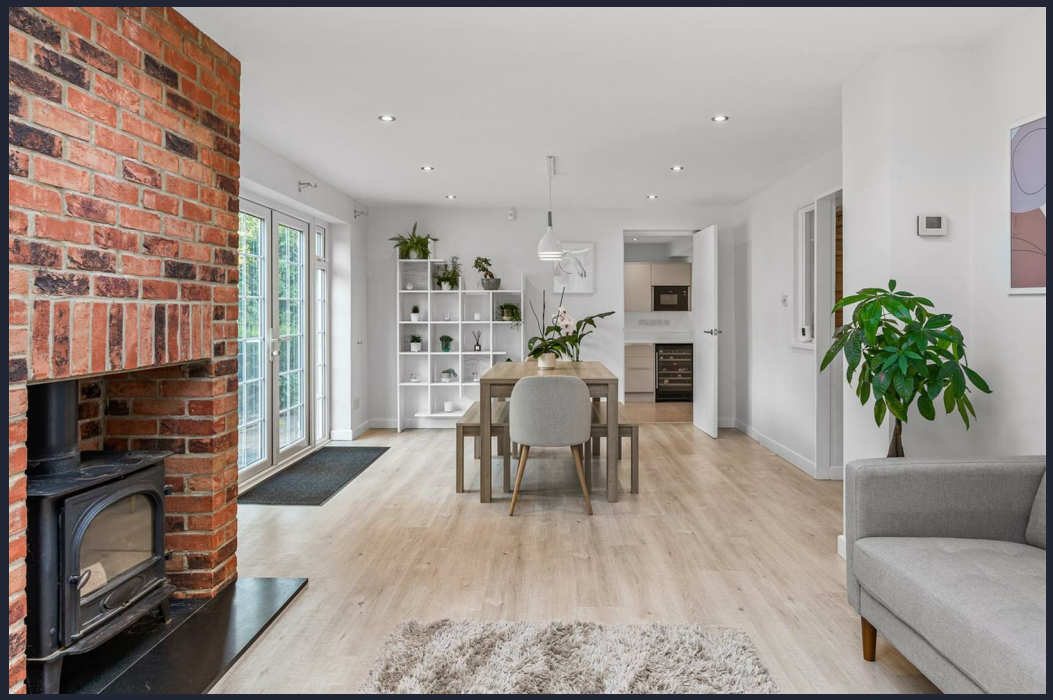
Enter via the front door, into a spacious entrance hallway. The fully re-fitted kitchen features a range of new integrated appliances, quartz workshops, and modern units. The kitchen is served by a separate utility room. There is a stunning, almost 10 meter long, dual-aspect family room at the rear of the home with an exposed brick 'feature' fireplace, log-burning stove and skylight. The remainder of the ground floor comprises of a spacious and well-lit, dual-aspect living room, formal dining room, study and cloakroom/WC. All flooring, windows, fitted storage space, plumbing, roofing, electrics and doors throughout the property are new. The ground floor also has the added benefit of underfloor heating.

A stunning split-landing staircase leads to the first-floor landing of the home. There are five bedrooms in total, all new bathrooms and a re-modelled luxury principle suite, with a new walk in wardrobe and bathroom facilities. Each of the bathrooms also feature underfloor heating.

To the exterior, the property sits centrally within its half an acre plot, offering extremely private gardens with a gated sweeping driveway entrance, garage and parking for numerous vehicles. The beautiful wrap round garden is visible throughout the entire house and the property benefits from lots of natural light. There is also a recently constructed outbuilding with electricity and running water that can serve well as a home-office.

Spellbrook is just a short 5-minute drive from the larger towns of Bishop's Stortford and Sawbridgeworth, both offering excellent local schooling and transport links to London. The Spellbrook C of E Primary school and Three Horseshoes public house are within walking distance of the home.





- Little Orchard -

- Ground Floor -

Entrance Hall	13'1" x 11'3" (4.00m x 3.45m)
Inner Hallway	
Living Room	13'5" x 19'5" (4.10m x 5.93m)
Dining Room	13'5" x 13'11" (4.10m x 4.25m)
Study	11'8" x 8'4" (3.57m x 2.55m)
Family Room	12'0" x 32'1" (3.68m x 9.80m)
Kitchen/Rreakfast Room	21'1" x 11'4" (6.45m x 3.46m)
Utility Room	9'9" x 8'4" (2.99m x 2.55m)
Garage	18'6" x 9'8" (5.64m x 2.96)

- First Floor -

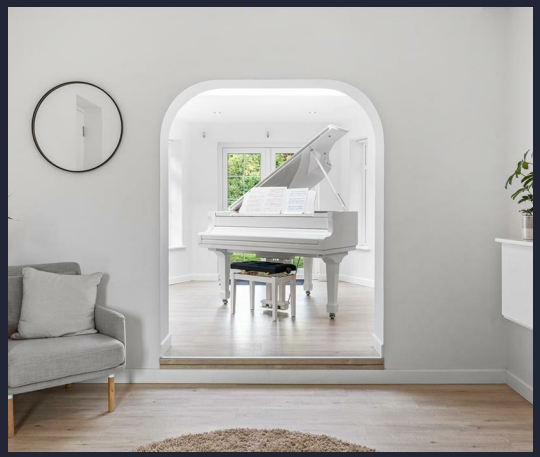
Landing	
Principle Bedroom	13'5" x 13'5" (4.10m x 4.10m)
Walk-in Dresser	
En-suite	
Bedroom Two	12'8" x 9'8" (3.87m x 2.96m)
En-suite	
Bedroom Three	12'8" x 13'10" (3.88m x 4.24m)
Bedroom Four	11'6" x 12'5" (3.51m x 3.80m)
Bedroom Five	10'8" x 11'1" (3.26m x 3.38m)
Family Bathroom	

- Exterior -

Gated Driveway

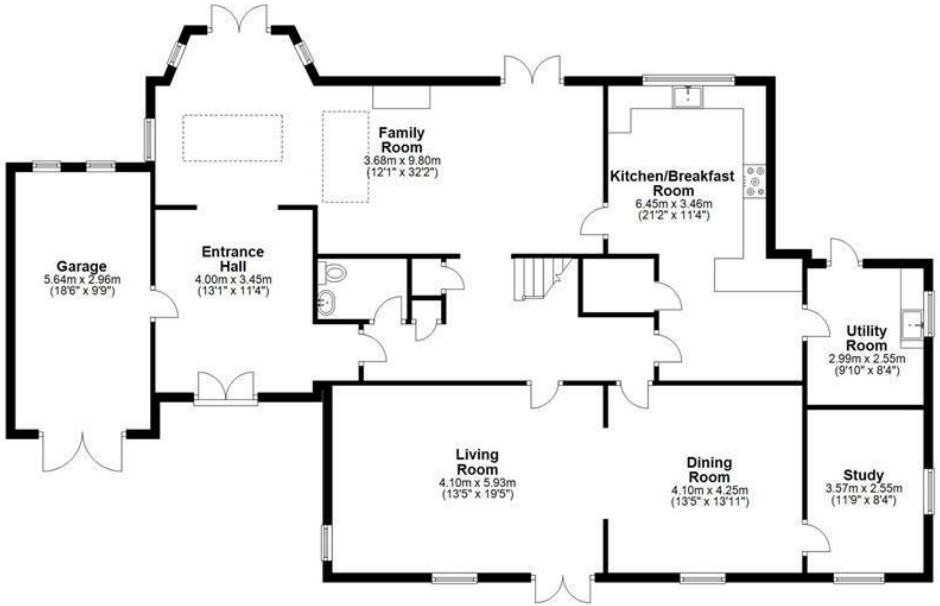
Wrap-around Garden

Outbuilding



Ground Floor

Approx. 170.2 sq. metres (1831.5 sq. feet)

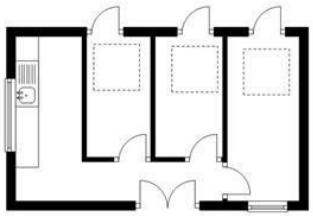


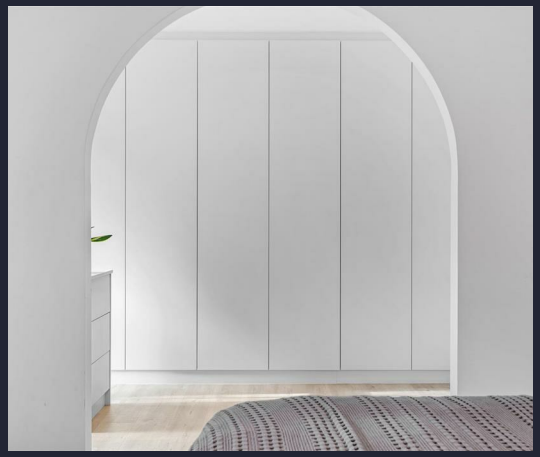
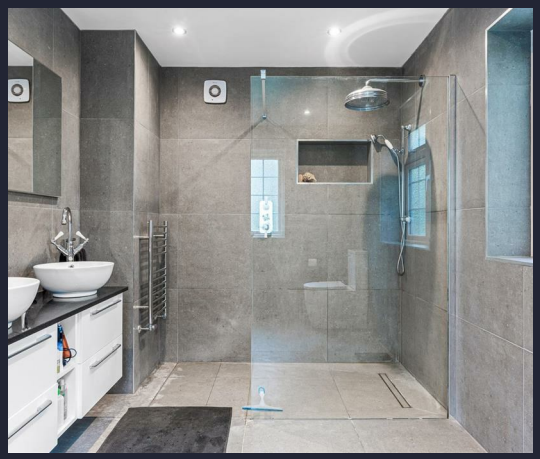
First Floor

Approx. 113.5 sq. metres (1222.1 sq. feet)

Outbuilding

Approx. 22.6 sq. metres (243.5 sq. feet)



Total area: approx. 306.3 sq. metres (3297.1 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.