



PRESTIGE & VILLAGE

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1, RECTORY DRIVE, FARNHAM, CM23 1HW



Set on a private road in a charming village location is this excellent 5/6 bedroom, detached family home. The extensive living accommodation consists of entrance hallway, four reception rooms, kitchen/dining room, utility room and downstairs cloakroom. Upstairs are the 5 bedrooms, with an en-suite to 2 of them and a family bathroom. To the exterior is a large, South facing rear garden, with decked area and to the front a single garage and generous gravel driveway offering ample parking. The sought after location is only 3 miles from Bishops Stortford.





- Unique Family Home
- Detached House
- Five Bedrooms
- Village Location
- Four Reception Rooms
- Large Gardens
- Stunning Kitchen/Family Room
- 2900 Square Ft







ENTRANCE HALLWAY
17'10 x 14'11 (5.44m x 4.55m)

DOWNSTAIRS CLOAKROOM
Ground Floor

STUDY
12'3 x 9'11 (3.73m x 3.02m)

GAMES ROOM
16' x 8'3

SITTING ROOM
18'4 x 15'3

KITCHEN/DINING ROOM -
'L-SHAPED'
25'1 x 20'4 (7.65m x 6.20m)

UTILITY ROOM
8'10 x 6'8

FAMILY ROOM
14'6 x 12'2 (4.42m x 3.71m)

BEDROOM 1
21'5 x 17'

EN-SUITE
BATH/SHOWER ROOM

BEDROOM 2
17'1 x 11'4 (5.21m x 3.45m)

EN-SUITE
SHOWER ROOM

BEDROOM 3
13' x 12'6 (3.96m x 3.81m)

BEDROOM 4
11'6 x 10'6

BEDROOM 5
10'4 x 9'9 (3.15m x 2.97m)

BATHROOM
FAMILY BATHROOM

GARDEN
LARGE GARDEN





Farnham is a small village in Essex, England, situated near Bishop's Stortford. The main features are Farnham Church of England Primary School, the church and the Three Horseshoes pub in Hazel End, which some consider a hamlet in its own right. The population was 410 at the 2011 census and had increased to 418 in the 2021 census[1] It is divided up into several areas, such as Farnham, Hazel End, Bell's Cottages, Saven End and Farnham Green. The name is derived from



Band

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
95-100	A		95-100	A	
85-95	B		85-95	B	
75-85	C		75-85	C	
65-75	D		65-75	D	
55-65	E		55-65	E	
45-55	F		45-55	F	
35-45	G		35-45	G	
25-35			25-35		
15-25			15-25		
5-15			5-15		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Ground Floor
Approx. 147.5 sq. metres (1587.4 sq. feet)



First Floor
Approx. 123.1 sq. metres (1325.4 sq. feet)



Total area: approx. 270.6 sq. metres (2912.8 sq. feet)

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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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