



PRESTIGE & VILLAGE

UK's finest properties

CHURCH LANE, BISHOP'S



LAST REMAINING HOME AVAILABLE ON THIS STUNNING EXCLUSIVE DEVELOPMENT

Prestige & Village are proud to offer the last of these three luxurious homes, situated in the picturesque and much sought after village of Sheering. Overlooking open countryside with generous frontage, these stunning new homes come with a 10-year builder's warranty, and are finished to an exceptional standard. The village of Sheering offers a range of local amenities, including a pub, village shop, café, post office, village hall, and parish church. Sawbridgeworth and Harlow Stations are within a few minutes drive and provide fast connections to London Liverpool Street via the Stansted Express rail service, which also serves London Stansted International Airport and Cambridge. The area also benefits from a choice of excellent local schools, situated in the nearby towns of Bishop's Stortford and Sawbridgeworth.





- Choice of Three Luxury Executive Six Bedroom Family Homes
- Built to an Extremely High Standard & Offering Individual Differences
- Three Large Reception Rooms
- Stunning Luxury Fully Fitted Kitchen/ Entertainment Room
- Five Luxury Bath/ Shower/ Cloakrooms
- Extra Large Double Garage with Studio/ Office Over
- Parking for Multiple Vehicles
- Backing onto Open Rolling Countryside
- Within Easy Reach of Mainline Rail Services, M11 Junction 7a & London Stansted International Airport





STUNNING ENTRANCE WAY LEADING TO PARKING FOR MULTI
Brick Laid Drive & Entrance Gate

RECEPTION HALL

17'4 x 9'8 (5.28m x 2.95m)

LUXURY KITCHEN/ DINING/ ENTERTAINMENT ROOM

35'10 x 21'2 max (10.92m x 6.45m max)

HIDDEN UTILITY ROOM

9'3 x 6'6 max (2.82m x 1.98m max)

SITTING ROOM

18 x 12'9 (5.49m x 3.89m)

DRAWING ROOM

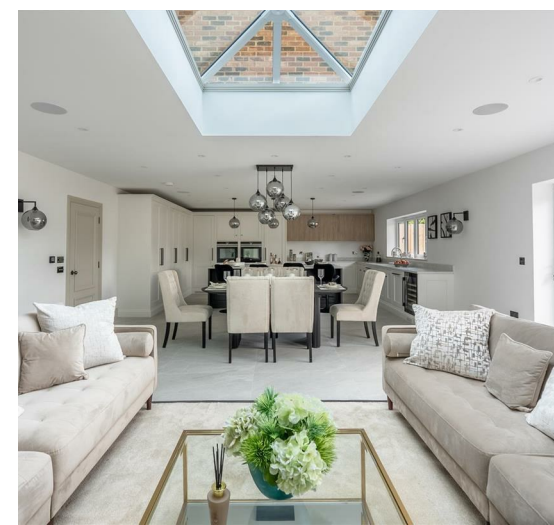
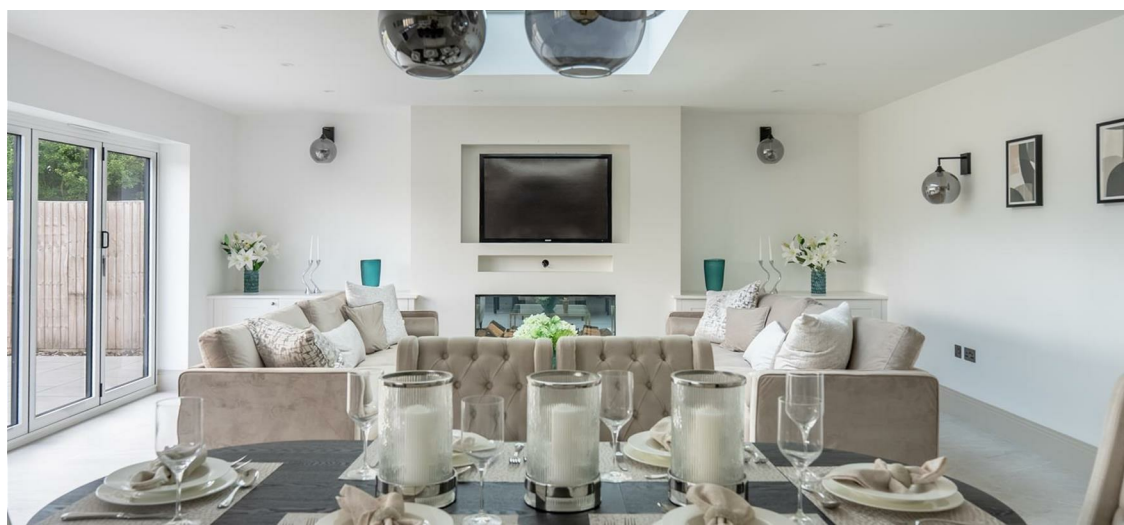
14 x 10'3 (4.27m x 3.12m)

FIRST FLOOR LANDING

12'1 x 11' (3.68m x 3.35m)

BEDROOM ONE

17'6 x 12'8 (5.33m x 3.86m)



EN-SUITE SHOWER
ROOM

9'6 x 6' (2.90m x 1.83m)

BEDROOM TWO

13'3 x 12'6 (4.04m x 3.81m)

EN-SUITE SHOWER
ROOM

10'6 x 5' (3.20m x 1.52m)

BEDROOM THREE

17' x 10'3 (5.18m x 3.12m)

BEDROOM FOUR

13'6 x 10'3 (4.11m x 3.12m)

FAMILY BATHROOM

9'6 x 5'6 (2.90m x 1.68m)

SECOND FLOOR
LANDING

10'4 x 10'3 (3.15m x 3.12m)

BEDROOM FIVE

10'4 x 9'3 (3.15m x 2.82m)

BEDROOM SIX/LUXURY
GUEST SUITE OR
PRIMARY BEDROOM

37'4 x 13 (11.38m x 3.96m)

COMPRISING OF
HALLWAY

10'6 x 6 (3.20m x 1.83m)





BEDROOM AREA

20'8 max x 12'8 (6.30m max x 3.86m)

DRESSING ROOM

12'8 x 7' (3.86m x 2.13m)

EN-SUITE BATH/SHOWER ROOM

12'8 x 9'10 max (3.86m x 3.00m max)

EXTRA LARGE DOUBLE GARAGE

22'6 x 21'8 (6.86m x 6.60m)

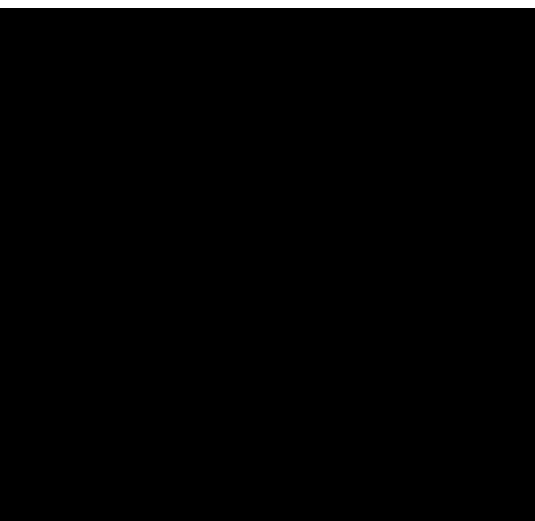
STUDIO/OFFICE ABOVE THE DOUBLE GARAGE

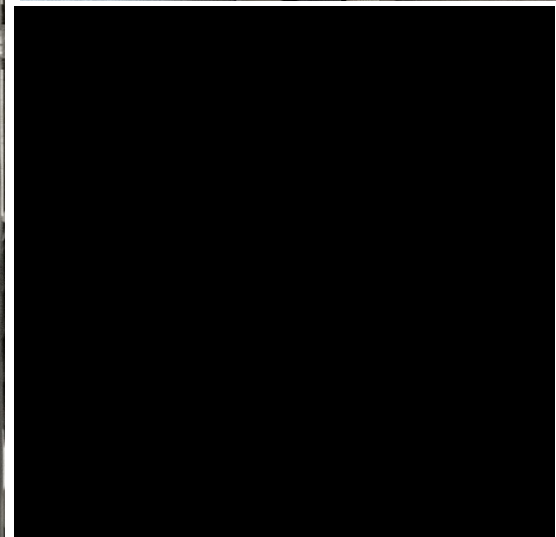
21'8 x 10'6 (6.60m x 3.20m)

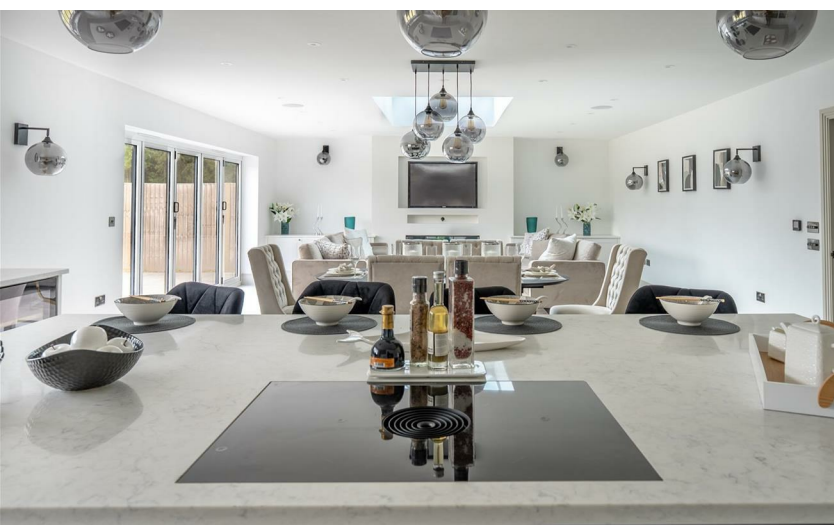
LARGE REAR GARDEN

approx 90' x 50' (approx 27.43m x 15.24m)



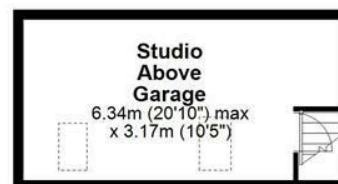
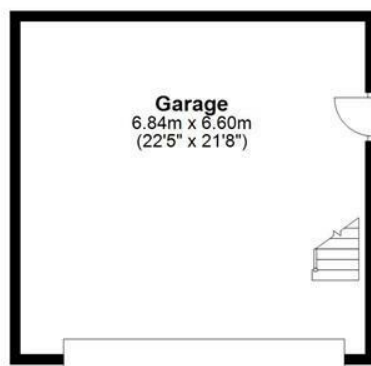
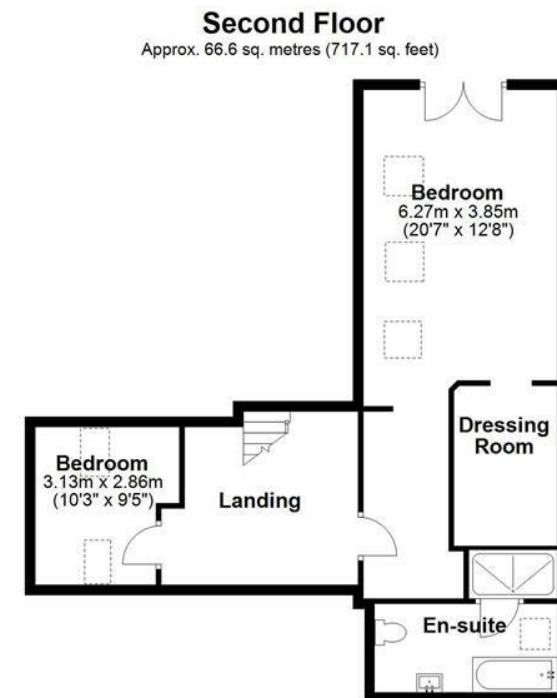
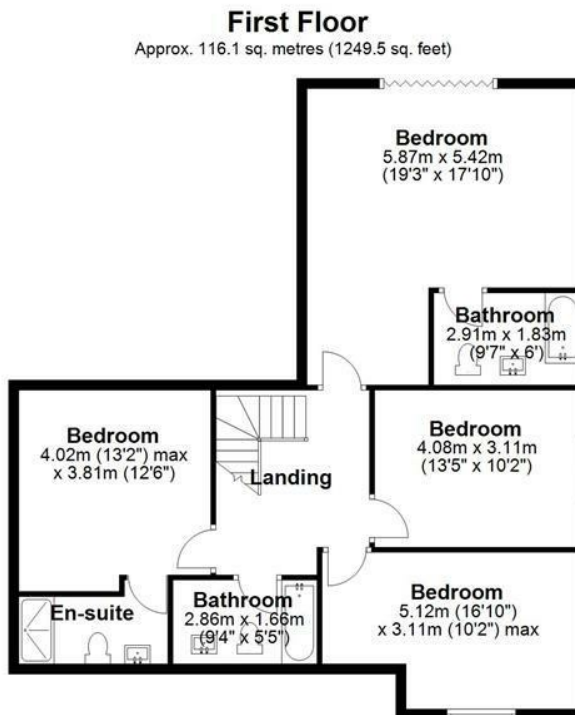
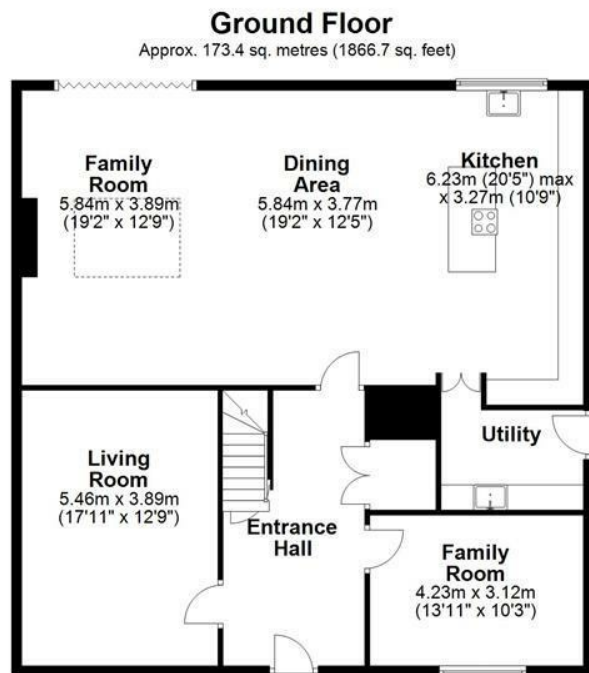






Band

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
101-111	A			101-111	A		
81-100	B			81-100	B		
61-80	C			61-80	C		
41-60	D			41-60	D		
21-40	E			21-40	E		
1-20	F			1-20	F		
1-20	G			1-20	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			



Total area: approx. 356.1 sq. metres (3833.3 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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