



Church Street, Henham, CM22 6PP

**CHEFFINS**



## Church Street

Henham,  
CM22 6PP

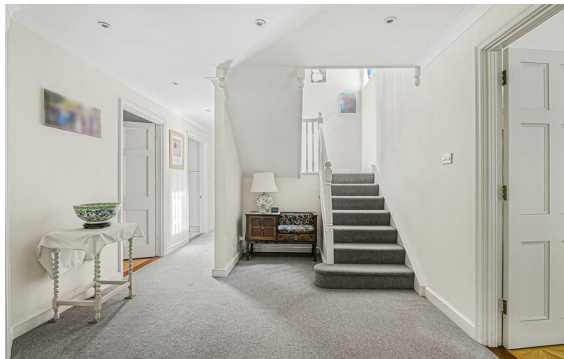
- Extensive accommodation
- Kitchen/breakfast room with a pleasant views over the garden
- Five double en suite bedrooms
- Driveway and double garage
- Secluded gardens
- Central position within the village

A substantial double-fronted, five-bedroom detached home tucked away in the heart of the village. The property offers bright and spacious accommodation throughout, complemented by a private driveway, double garage, and a secluded rear garden.

5 5 3

**Guide Price £1,250,000**





## LOCATION

Henham is a well regarded village with a number of fine period properties, village shop/post office, public house, parish church and a highly regarded primary and nursery school. The village is well located for access to the A120 and M11 road networks with a mainline station at Elsenham (2 miles) providing fast access to Cambridge to London Liverpool Street line. Stansted International Airport is approx 5 miles.



## GROUND FLOOR

### ENTRANCE PORCH

Entrance door, obscure glazed windows and door to:

### HALLWAY

Staircase rising to the first floor with understairs storage cupboard and doors to adjoining rooms.

### LIVING ROOM

Feature gas fireplace, windows to the front and rear aspects and French doors opening to the rear garden.

### STUDY

Window to the front aspect.

### DINING ROOM

Window to the front aspect and glazed French doors opening to the rear garden.

### UTILITY ROOM

Fitted with base and eye level units, space and plumbing for washing machine and tumble dryer, stainless steel sink, window to the side aspect and glazed door providing access to the outdoor space.

### CLOAKROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC and obscure glazed window to the side aspect.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with composite worktops, sink unit, five ring gas hob with extractor hood over, electric double oven, integrated fridge and freezer, integrated coffee machine and microwave, space for wine cooler and glazed French doors to the side

aspect. The breakfast area has windows to both sides and rear aspects and glazed door opening to the garden.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms and windows to the front and side aspects.

### PRIMARY BEDROOM SUITE

Comprising:

#### DRESSING ROOM

Window to the side aspect and doors to adjoining rooms and built-in airing cupboard.

#### WALK-IN WARDROBE

Fitted with shelves and railings.

### EN SUITE

Comprising ceramic wash basin with vanity unit beneath, corner bath, low level WC, shower enclosure and obscure glazed window to the side aspect.

### BEDROOM

Windows to the rear and side aspects.

### BEDROOM 2

Window to the rear aspect and door to:

### EN SUITE

Comprising pedestal wash basin, low level WC, panelled bath with electric shower over and obscure glazed window to the front aspect.

### BEDROOM 3

Window to the rear aspect and door to:

### DRESSING AREA:

Fitted shelving and door to:

### EN SUITE

Comprising pedestal wash basin, panelled bath, low level WC, shower enclosure and window to the rear aspect.

### BEDROOM 4

Window to the front aspect and door to:

### DRESSING AREA:

Fitted railings and door to:

### EN SUITE

Comprising pedestal wash basin, panelled bath, low level WC, corner shower enclosure and window to the front aspect.

### BEDROOM 5

Window to the front aspect and door to:

### EN SUITE

Comprising pedestal wash basin, low level WC, panelled bath with electric shower over.

### OUTSIDE

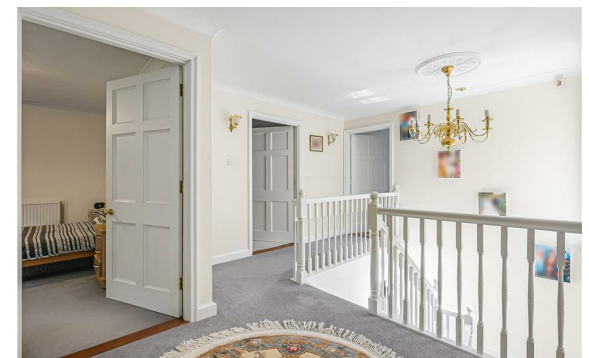
The property is approached via a block paved driveway, providing off-street parking for several vehicles and access to the double garage. The front garden is laid to lawn with mature shrubs and trees providing a good degree of seclusion. There is gated access to the rear garden which has a paved terrace for al fresco entertaining and is predominantly laid to lawn with trees and hedges bordering.

### DOUBLE GARAGE

Up and over door, power and lighting connected and window and personal door to the rear.

### VIEWINGS

By appointment through the Agents.





















| Energy Efficiency Rating                    |         |                                                                                                           |
|---------------------------------------------|---------|-----------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                 |
| Very energy efficient - lower running costs |         |                                                                                                           |
| (92 plus) A                                 |         | 78                                                                                                        |
| (81-91) B                                   |         |                                                                                                           |
| (69-80) C                                   |         |                                                                                                           |
| (55-68) D                                   | 61      |                                                                                                           |
| (39-54) E                                   |         |                                                                                                           |
| (21-38) F                                   |         |                                                                                                           |
| (1-20) G                                    |         |                                                                                                           |
| Not energy efficient - higher running costs |         |                                                                                                           |
| England & Wales                             |         | EU Directive 2002/91/EC  |

Guide Price £1,250,000  
 Tenure – Freehold  
 Council Tax Band – G  
 Local Authority – Uttlesford







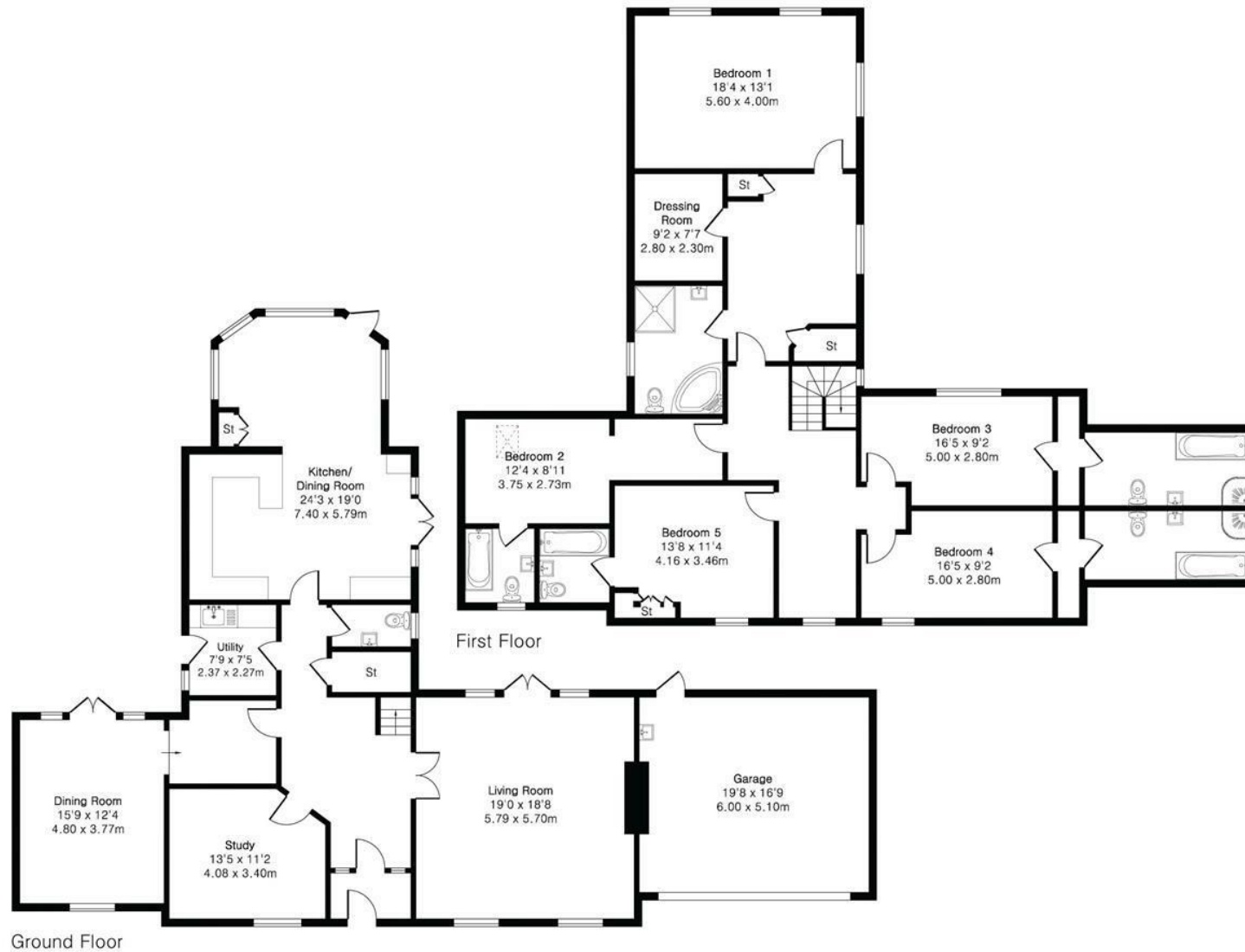


**Approximate Gross Internal Area 3267 sq ft - 303 sq m  
(Excluding Garage)**

Ground Floor Area 1507 sq ft – 140 sq m

First Floor Area 1760 sq ft – 163 sq m

Garage Area 329 sq ft – 31 sq m







For more information on this property please refer to the Material Information Brochure on our website.  
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

