



Lower Cottages, Brent Pelham, SG9 0HN

CHEFFINS

Lower Cottages

Brent Pelham,
SG9 0HN

- Extended and renovated to a high standard
- Two reception rooms
- Kitchen & utility room
- Four bedrooms
- Bathroom & two en suites
- Beautiful mature gardens
- Picturesque village location

A period cottage which has undergone an extensive and carefully thought through high quality renovation and enlargement to provide stunning accommodation, together with beautiful mature gardens and views to the adjoining countryside.

4 3 2

Guide Price £775,000





LOCATION

Brent Pelham is a village part of the civil parish of Brent Pelham and Meesden in Hertfordshire, England. The village is one of the Pelhams, along with Stocking Pelham and Furneaux Pelham. Brent Pelham is equidistant from Bishop's Stortford, Royston and Saffron Walden and just 13 miles from Stansted Airport. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 8 miles away and the M11 can be accessed at Bishop's Stortford.

GROUND FLOOR

ENCLOSED PORCH

Window to the front aspect.

ENTRANCE HALL

Glazed entrance door with adjoining three quarter height window, Victorian style tiled flooring, staircase rising to the first floor with understairs storage.

CLOAKROOM

Refitted suite comprising low level WC and pedestal wash basin.

SITTING ROOM

Window to the front aspect, fireplace with inset stove, exposed brickwork and natural stone hearth. Oak flooring and a pair of glazed doors leading to:

KITCHEN/BREAKFAST ROOM

The kitchen comprises an extensive range of units with composite work surfaces and ceramic sink unit, together with a central island with wood block work surface over incorporating a breakfast bar and wine cooler, space for electric Aga, built-in single gas hob, separate oven, combination microwave and integrated dishwasher, fridge and freezer. Natural stone tiled flooring with electric underfloor heating and walk-in pantry cupboard. A series of windows and a pair of glazed doors enjoying views over the garden, together with three skylights (one of which with remote controlled opening) providing additional natural light. Door to dining room and door to:

UTILITY ROOM

Hardwood work surface with butler sink, space and plumbing for washing machine and tumble

dryer, fitted shelving and storage cupboard. Slate tiled flooring with electric underfloor heating and glazed stable door leading to the outdoor kitchen and garden.

DINING ROOM

An impressive, vaulted room with Velux skylight and glazed bi-folding doors providing access and views to the adjoining terrace and garden beyond.

BEDROOM

A vaulted room with a pair of remote controlled Velux skylights and full height windows with bespoke fitted blinds. Mezzanine level providing an additional sleeping space and hatch providing access to a good sized loft space. Door to:

EN SUITE

Refitted suite comprising shower enclosure, low level WC, pedestal wash basin and heated towel rail. Obscure glazed window, oak flooring and door leading to the walk-in wardrobe.

FIRST FLOOR

LANDING

Exposed floorboards and staircase rising to the second floor.

BEDROOM 2

Window to the front aspect overlooking the street scene with partial views of the countryside beyond. Fitted with an extensive range of wardrobes, exposed floorboards and door to:

EN SUITE

Comprising shower enclosure, vanity wash basin and WC with hidden cistern, heated towel rail and tiled flooring.

BEDROOM 3

Window to the rear aspect overlooking the garden and countryside beyond. Fitted with an extensive range of wardrobes.

BATHROOM

Suite comprising bath with shower attachment, double wash basin, low level WC and heated towel rail. Tiled flooring and window to the side aspect.

SECOND FLOOR

BEDROOM 4

Skylight to the rear aspect enjoying elevated views over the garden and surroundings and further window to the side aspect. Exposed floorboards and eaves storage cupboard.

OUTSIDE

The property is set in a desirable picturesque village. To the front of the property is a large gravelled driveway providing extensive off-street parking, accessed via a remote controlled five-bar gate with mature hedging and planting to the borders. Adjoining the rear of the property is a paved terrace for al fresco entertaining, with an adjoining covered outdoor kitchen. The garden is mainly laid to lawn with well-stocked flower and shrub borders, mature trees and stepping stones leading to the rear garden which has a chicken run, shed and large log store, fruit orchard, well-stocked vegetable patch and further seating area, together with views over the adjoining countryside.

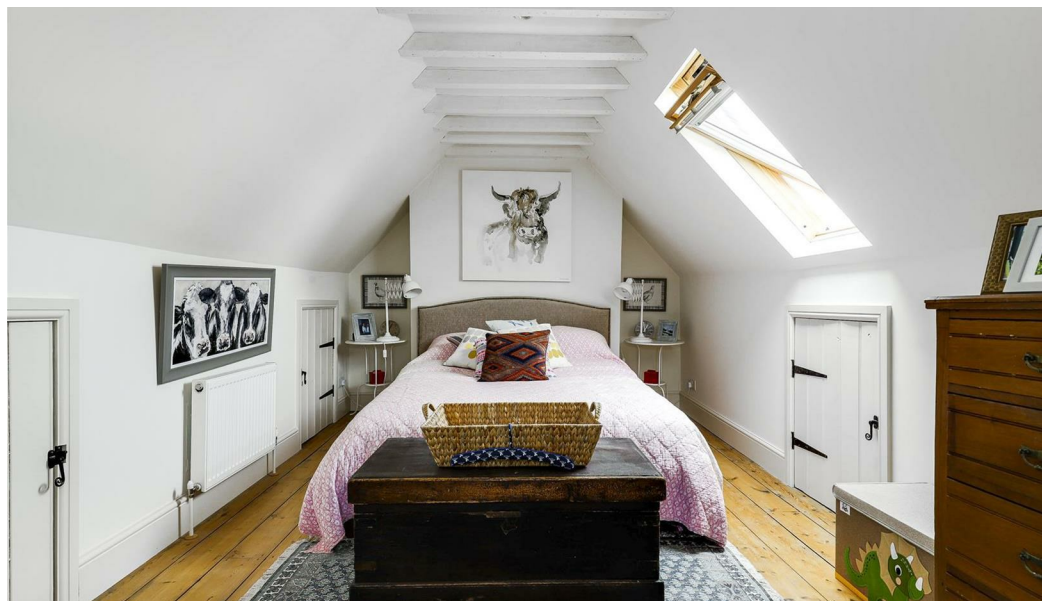
MATERIAL INFORMATION

- Tenure - Freehold
- Council tax band - D

VIEWINGS

By appointment through the Agents.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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Tenure - Freehold

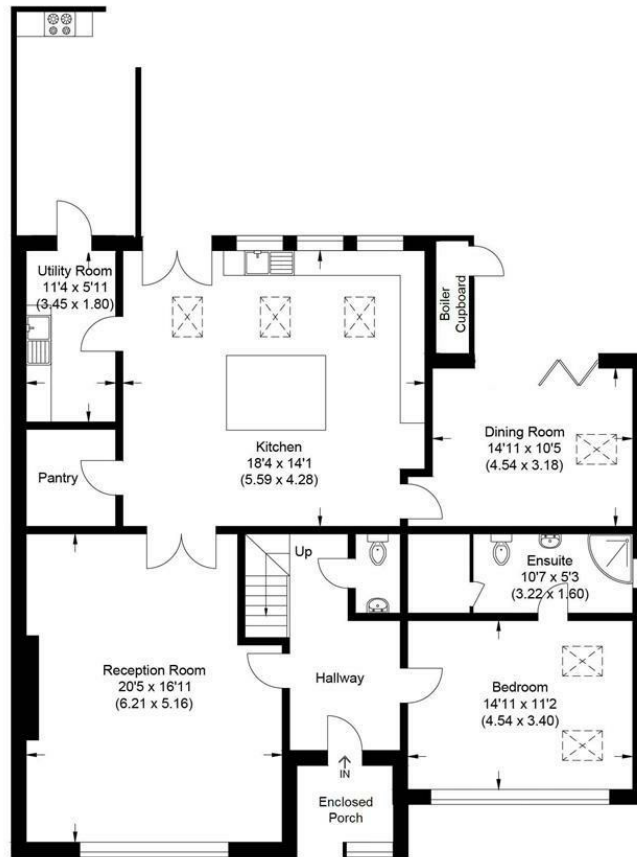
Council Tax Band - D

Local Authority - East Hertfordshire

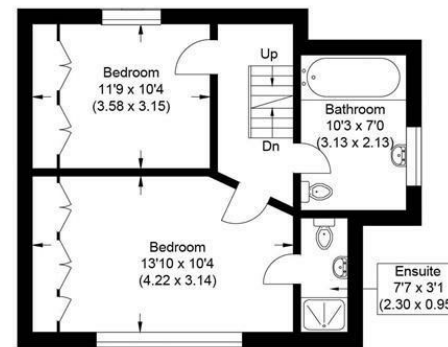




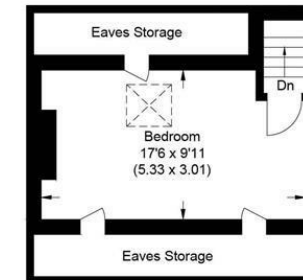
Approximate Gross Internal Area
185.64 sq m / 1998.21 sq ft
(Excludes Eaves Storage)



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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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.