



Old Mead Road, Henham, CM22 6JL

**CHEFFINS**



## Old Mead Road

Henham,  
CM22 6JL

- Stunning new home
- 10 Year build warranty
- Countryside views
- Driveway and detached double garage
- Energy efficient air source heating
- Constructed by a well-regarded Pineacre Homes

A stunning new home situated in an idyllic village location with countryside views and close proximity to a mainline station. The property has been finished to a high specification and offers exceptional craftsmanship throughout.



**Guide Price £890,000**





## LOCATION

Henham, one of the most sought after villages in Essex, provides an excellent array of local facilities including a public house, parish church, shop, post office, gym, tennis club and local primary school. A mainline railway station is readily available at the nearby village of Elsenham. In addition, Audley End and Stansted Mountfitchet stations both offer fast commuter services to London's Liverpool Street and Cambridge. The larger village of Stansted provides further day to day shopping facilities and schooling for all ages. The market towns of Bishops Stortford and Saffron Walden offer excellent shopping and sporting facilities plus schooling. Access is available to the M11 on the outskirts of Bishop's Stortford and the A1 and Cambridge to the North and the M25 and London to the South.

## GROUND FLOOR

### VAULTED ENTRANCE HALL

Entrance door, staircase rising to the first floor with storage cupboard under, built-in coats cupboard and doors to adjoining rooms.

### STUDY

Window to the front aspect.

### SITTING ROOM

Aluminium bi-folding doors to the rear aspect.

### CLOAKROOM

Comprising pedestal wash basin, low level WC, heated towel rail and built-in airing/plant cupboard.

### KITCHEN/DINING ROOM

Fitted with a range of base and eye level units with quartz worktops, ceramic sink unit, Neff electric double oven and integrated dishwasher. Central island with Neff induction hob with extractor above and breakfast bar and space for fridge freezer. Windows to the rear aspects and aluminium bi-folding doors to the side aspect. Door to:

### UTILITY/BOOT ROOM

Fitted with base and eye level units, butler sink, space and plumbing for washing machine and tumble dryer, fitted bench seat with storage beneath, window to the side aspect and part-glazed door leading to outside space.

## FIRST FLOOR

### LANDING

Window to the front aspect and doors to adjoining rooms.

### BEDROOM 1

Window to the rear aspect and door to:

### DRESSING ROOM

Further door to:

### EN SUITE

Comprising pedestal wash basin, low level WC, shower enclosure with dual shower heads and obscure glazed window to the side aspect.

### BEDROOM 2

Window to the front aspect, fitted wardrobes and door to:

### EN SUITE

Comprising pedestal wash basin, low level WC, shower enclosure with dual shower heads, heated towel rail and circular lightwell window.

### BEDROOM 3

Window to the rear aspect and fitted wardrobe.

### BEDROOM 4

Window to the rear aspect.

### BATHROOM

Comprising pedestal wash basin, panelled bath, low level WC, shower enclosure with dual shower heads, heated towel rail and obscure glazed window to the front aspect.

### OUTSIDE

The property is approached via a driveway which provides ample off-street parking and access to the detached double garage. There is gated side access to the rear garden which laid to lawn with a paved terrace for al fresco entertaining and pleasant views over the adjoining countryside.

### DOUBLE GARAGE

Electric roller shutter doors, power and lighting connected, EV charging point and eaves storage space.

## AGENT'S NOTES

- Tenure - Freehold
- Estate charge: circa £600 p.a. (to be confirmed)
- Council Tax Band - To be assessed
- Property Type - Detached house
- Property Construction - Timber frame with brick skin and tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 2,220 sqft
- Parking - Double garage & driveway, plus visitor parking

### UTILITIES/SERVICES

- Electric Supply - Mains
  - Water Supply - Mains
  - Sewerage - Private sewerage treatment plant
  - Heating - Air source heat pump
  - Broadband - Superfast fibre connection
  - Mobile Signal/Coverage - Good
- RIGHTS OF WAY, EASEMENTS, COVENANTS

- We have been made aware this property does contain restrictive covenants - please refer to the land registry title for more information.

## VIEWINGS

By appointment through the Agents.









| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (82 plus) <b>A</b>                          |         |           |
| (71-81) <b>B</b>                            |         |           |
| (59-80) <b>C</b>                            |         |           |
| (51-58) <b>D</b>                            |         |           |
| (39-50) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Guide Price £890,000

Tenure - Freehold

Council Tax Band - New Build

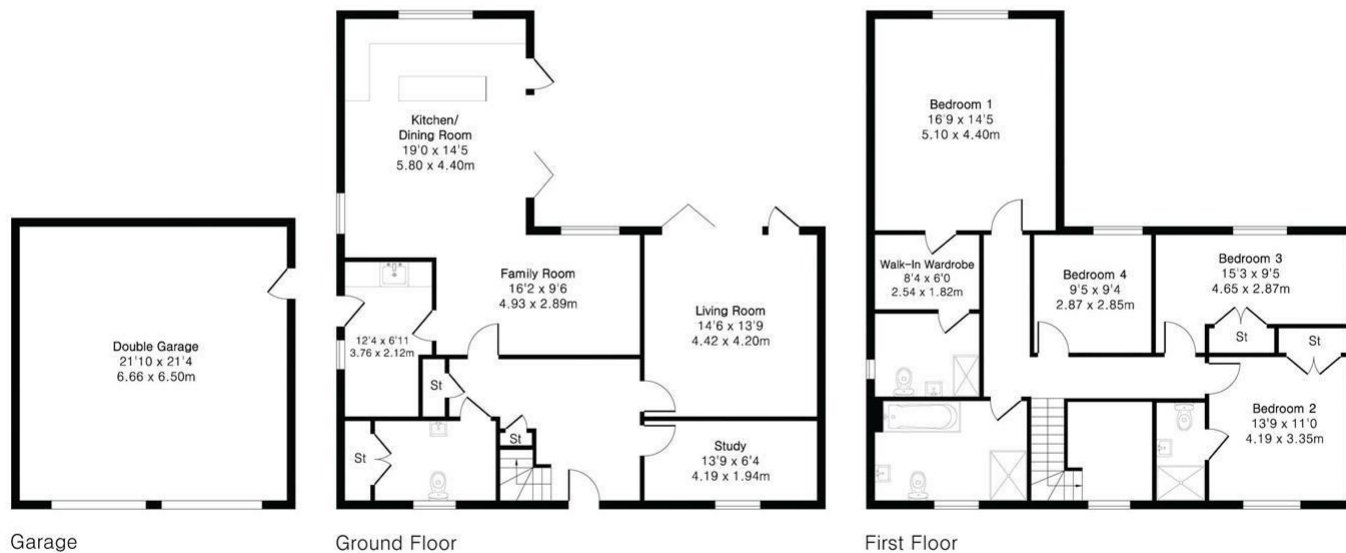
Local Authority - Uttlesford

**Approximate Gross Internal Area 2220 sq ft – 206 sq m**

Ground Floor Area 1110 sq ft – 103 sq m

First Floor Area 1110 sq ft – 103 sq m

Garage Area 466 sq ft – 43 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>.

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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.



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