Manuden, CM23 1DR

CHEFFINS

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4 3 3

Guide Price £1,225,000

Manuden,
CM23 1DR

- Stunning new development
- Renowned local developer Pelham Structures
- Contemporary and traditional finishes
- High specification
- Exceptional energy efficiency
- Golden brick plot purchase available
- The first phase of homes will be completed in Q1 2026

An exemplary new development by Pelham Structures situated in an idyllic village location with pleasant views over the adjoining countryside. This thoughtfully designed development offers characterful new homes with the first phase due to complete in Q1 of 2026. 40% ALREADY RESERVED, CALL NOW TO ENQUIRE.

LOCATION

The well-regarded village of Manuden has a church, popular primary school, inn, garage and includes a thriving sports and community centre. The village is situated approximately two miles from the well-served village of Stansted Mountfitchet and four miles north west of Bishop's Stortford where there is an extensive range of shops, leisure facilities and excellent schools. The mainline station at Bishop's Stortford provides a regular train service to London's Liverpool Street and access to the M11 is approximately 5 miles from the village. The historic market town of Saffron Walden lies approximately 9 miles to the north east and has a comprehensive range of shops.

WELCOME TO THE NAILEY HALL DEVELOPMENT
A stunning collection of highly individual 3, 4, 5 and 6 bedroom homes forming this outstanding new development built by well-regarded and most favoured local developer, Pelham Structures.

Nailey Hall backs onto and enjoys far reaching views over open countryside in the desirable and highly sought-after village of Manuden, ideally placed for access to the nearby market towns of Bishop's Stortford and Saffron Walden as well as major routes and transport links to Cambridge and London.

GROUND FLOOR

ENTRANCE HALL
Entrance door and window to the front aspect, staircase rising to the first floor with storage cupboard under and doors to adjoining rooms.

CLOAKROOM
Comprising ceramic wash basin with vanity unit beneath and low level WC.

STUDY
Window to the front aspect.

SITTING ROOM
Windows to the front and side aspects and feature redbrick fireplace with wood burning stove.

KITCHEN/DINING/FAMILY ROOM
The kitchen is fitted with base and eye level units with quartz worktops incorporating breakfast bar, ceramic sink unit, integrated Neff oven, combi oven, plate warmer, induction hob, dishwasher, full height fridge and freezer. Window to the rear aspect and aluminium bi-folding doors opening to the rear garden. The dining/family area has window to the rear and a further set of aluminium bi-folding doors. Door to:

UTILITY ROOM
Fitted with base and eye level units with quartz worktops, stainless steel sink, space and plumbing for washing machine and tumble dryer and part-glazed external door.

FIRST FLOOR

LANDING
Doors to adjoining rooms and feature window to the front aspect.

PRIMARY BEDROOM
Windows to the front aspect and opening to:

DRESSING ROOM
Door to:

EN SUITE
Comprising ceramic wash basin with vanity unit beneath, low level WC, shower with dual shower head, heated towel rail and obscure glazed window to the side aspect.

BEDROOM 2
Window to the rear aspect and opening to:

DRESSING ROOM
Door to:

EN SUITE
Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure, heated towel rail and obscure glazed window to the side aspect.

BEDROOM 3
Window to the front aspect.

BEDROOM 4
Window to the front aspect.

BATHROOM
Comprising ceramic wash basin with vanity unit beneath, low level WC, panelled bath with shower attachment, separate shower enclosure, heated towel rail and obscure glazed window to the rear aspect.

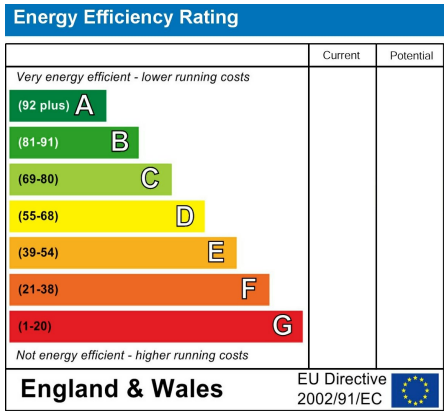
OUTSIDE
The property has a block paved driveway providing off-street parking for several vehicles and access to the double cartlodge. There is gated side access to the rear garden which is predominantly laid to lawn with a paved terrace for al fresco entertaining.

DOUBLE CARTLODGE
Power and lighting connected and EV charging point.

AGENT'S NOTES
N.B. Photographs are from an alternative scheme and for illustrative purposes only. The show home displayed is available to view at the Pelham Structures development in Dunmow. Please contact the Saffron Walden sales team for further details.

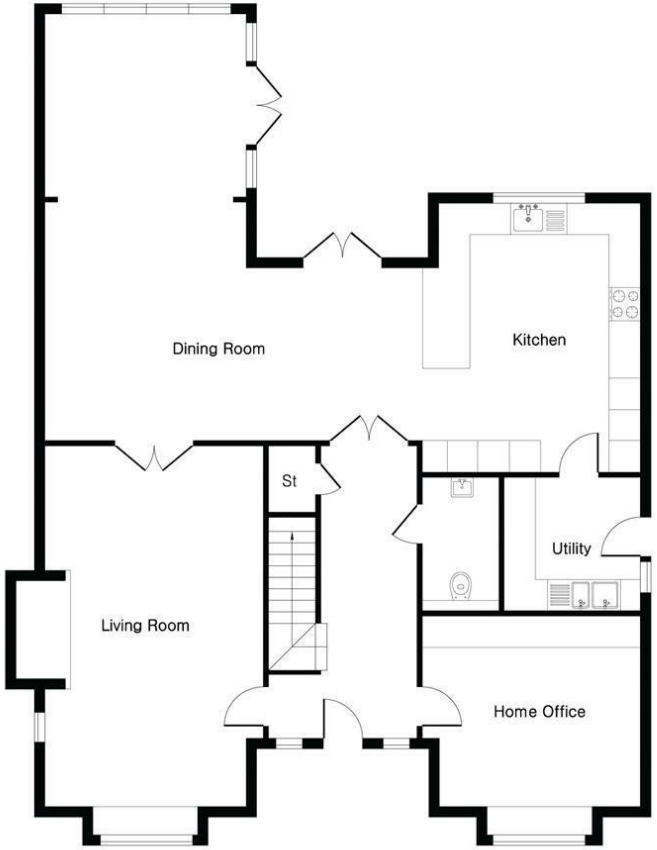
• Tenure - Freehold
• Annual Estate Management Charge - To be confirmed
• Council Tax Band - To be assessed
• EPC - Predicted 'B'
• Property Type - Detached house
• Property Construction - Timber framed with tiled roof
• Number & Types of Room - Please refer to the floorplan
• Square Footage - 2927.78
• Parking - Double bay cart lodge and driveway
UTILITIES/SERVICES
• Electric Supply - Mains
• Water Supply - Mains
• Sewerage - Mains
• Heating - Air source heat pump
• Broadband - To be connected
• Mobile Signal/Coverage - OK
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.



Guide Price £1,225,000
Tenure - Freehold
Council Tax Band - New Build
Local Authority - Uttlesford

SOLD / RESERVED
PELHAM
STRUCTURES
Nailey Hall Phase 2, Manuden
Site Layout Phase 01 and 02
1:500
03/09/2026
A1 Paper
671 x MP01



Ground Floor

First Floor

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.