

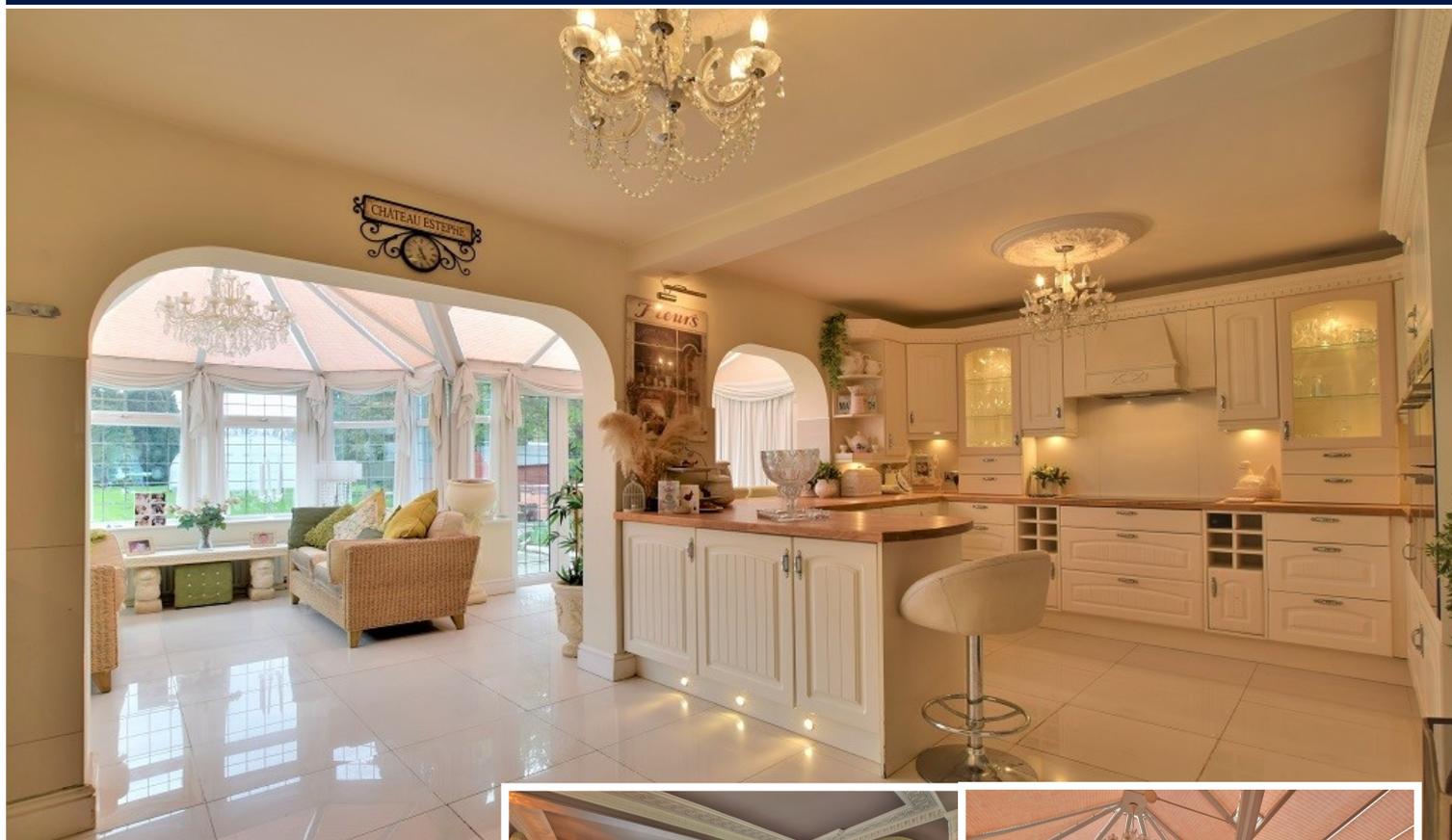


CHURCH ROAD, GREAT HALLINGBURY
GUIDE PRICE: £799,000

SPACIOUS 6 BEDROOM DETACHED | KITCHEN BREAKFAST FAMILY ROOM AND CONSERVATORY | CLOAKROOM | UTILITY | TWO FAMILY BATHROOM | 3 RECEPTION ROOMS | OFF STREET PARKING FOR NUMEROUS VEHICLES | QUIET LOCATION | LARGE REAR GARDEN WITH PATIO AREA AND SWIMMING POOL | FANTASTIC COUNTRYSIDE VIEWS

THE PROPERTY

We are pleased to offer a spacious detached 6 bedroom property located in the popular village of Great Hallingbury. The accommodation comprises of a large and bright kitchen breakfast family room with conservatory, two family bathrooms, three further reception rooms. Outside boasts a fabulous large rear garden just under an acre, with enclosed heated swimming pool, outbuildings and magnificent countryside views beyond. There is ample off street parking for approximately 8 to 10 vehicles.



ENTRANCE HALL
DINING ROOM:
15'6" INTO BAY X 9'2"
STUDY: 13'3" INTO BAY X 11'8"
GUEST BEDROOM:
19'5" INTO BAY X 12'
EN-SUITE
KITCHEN BREAKFAST ROOM:
19'10" X 12'
CONSERVATORY:
19'10" MAX X 13'5"
REAR HALLWAY
CLOAKROOM:
LIVING ROOM:
29' INTO BAY X 11'11"
UTILITY:





FIRST FLOOR LANDING
 MASTER BEDROOM: 18'2" INTO BAY X 12'1"
 BEDROOM 2: 18'2" INTO BAY X 9'2"
 BEDROOM 3: 15' INTO BAY X 12'7"
 BEDROOM 5: 12'7" X 7'11"
 SECOND FAMILY BATHROOM
 BEDROOM 4: 14'9" INTO BAY X 12'
 FAMILY BATHROOM



With timber and obscure glazed front door opening into:

ENTRANCE HALL: 17'8" X 12' (5.4M X 3.6M)

With two window side lights either side of the door, timber stair case rising to first floor landing with under stairs storage cupboards, feature bay window to front, two wall mounted radiator, ceiling and wall mounted lighting, fire place and doors to rooms:

DINING ROOM: 15'6" INTO BAY X 9'2" (4.7M X 2.8M)

With ceiling lighting, large bay window to front, fitted carpet, an array of power points, wall mounted radiator, double doors through into:

STUDY: 13'3" INTO BAY X 11'8" (4.1M X 3.6M)

With ceiling lighting, built-in book case and library with further cupboard space, wall mounted radiator, power points and telephone points, fitted carpet and door through to:

GUEST BEDROOM: 19'5" INTO BAY X 12' (6M X 3.6M)

With bay window overlooking rear garden, further obscure window to side, built-in recess for wardrobe, French doors through to conservatory, wall mounted radiator, TV, telephone and power points, ceiling lighting, fitted carpet and door to:

EN-SUITE:

Comprising three piece suite of panel enclosed bath with mixer tap and wall mounted electric shower over, pedestal wash hand basin with twin taps, close coupled W.C., wall mounted radiator, full tiled surround, ceiling lighting, vanity lighting with electric shaving point, obscure window to side, linoleum flooring.

KITCHEN BREAKFAST ROOM: 19'10" X 12' (5.8M X 3.6M)

With an array of eye and base level cupboards and drawers, complimentary solid oak block work surface with under sunk single bowl stainless steel sink unit with mixer tap and work surface integrated drainer, built-in quadruple oven, built-in microwave, recess and power and plumbing for tall fridge freezer, recess and plumbing for dishwasher, ceiling and wall mounted lighting, further display and counter display lighting, working fireplace, wall mounted radiator, tiled flooring with kick board lighting and large opening into:

CONSERVATORY: 19'10" MAX X 13'5" (5.8M X 4M)

Glazed on three aspects with uPVC construction and polycarbonate roof, French doors to rear entertaining patio, wall mounted radiator, ceiling lighting, large tiled flooring, further wall mounted lighting.

REAR HALLWAY:

With wall mounted radiator, ceiling lighting, timber and glazed door to rear porch that has a further uPVC glazed door and side lights to rear garden and door to:

CLOAKROOM:

Comprising a close coupled W.C., pedestal wash hand basin with mixer tap, obscure window to rear, full tiled surround, ceiling lighting, tiled flooring.

LIVING ROOM: 29' INTO BAY X 11'11" (8.8M X 3.4M)

With feature fireplace with TV point above, ceiling and wall mounted lighting, wall mounted radiators, an array of power points, bay window to front and further French doors with side lights to rear entertaining patio, a bank of storage cupboards with secret double door through to:

UTILITY: 18'6" X 6' (5.6M X 1.8M)

With windows on three aspects and further stable door to rear garden, an array of eye and base level cupboards, complimentary granite effect rolled work surface, 1½ single bowl stainless steel sink unit with mixer tap, recess and plumbing for dishwasher, washing machine and tumble dryer, power and space for chest freezer, there is a free standing oil fired boiler and ceiling lighting, tiled flooring.

FIRST FLOOR LANDING:

With access to loft, smoke alarm, ceiling lighting, fitted carpet, an array of leaded windows overlooking rear garden and doors to rooms:

MASTER BEDROOM: 18'2" INTO BAY X 12'1" (5.5M X 3.7M)

With bay window to front, further rear window to hallway, built-in wardrobe, fitted carpet, wall mounted radiator, an array of TV, telephone and power points.

BEDROOM 2: 18'2" INTO BAY X 9'2" (5.5M X 2.8M)

With bay window to front, ceiling lighting, wall mounted radiator, fitted carpet and power points.

BEDROOM 3: 15' INTO BAY X 12'7" (4.5M X 3.9M)

With window overlooking the front, eaves storage, exposed timber, built-in wardrobes, wall mounted radiator, ceiling lighting, TV and power points.

BEDROOM 5: 12'7" X 7'11" (3.9M X 2.2M)

With window overlooking rear garden, ceiling lighting, wall mounted radiator, fitted carpet, built in eaves storage, power points.

SECOND FAMILY BATHROOM

Comprising a three piece suite of panel enclosed bath with mixer tap and separate wall mounted shower over, close coupled W.C., pedestal wash hand basin with mixer tap, obscure window to side, full tiled surround, extractor fan, ceiling lighting, chromium heated towel rail, airing cupboard with slatted shelves and hot water cylinder, tiled flooring.

BEDROOM 4: 14'9" INTO BAY X 12' (4.5M X 3.6M)

With bay window to front, further window to side, ceiling lighting, built-in wardrobe, wall mounted radiator, TV and power points, built-in cupboard housing secondary airing cupboard and hot water cylinder.

FAMILY BATHROOM

Comprising a three piece suite of free standing rolled top bath with claw and ball feet, mixer tap and shower attachment over, close coupled W.C., sink unit with mixer tap, obscure window to rear, ceiling lighting, extractor fan, half tiled surround, tiled flooring, Victorian style radiator.

THE PROPERTY – OUTSIDE

The front of the property is approached via an in and out shingle driveway supplying off road parking for numerous vehicles, enclosed by privet hedging with mature flower beds and lawn, there is access through to garage with garage doors, power and lighting, further personnel door to rear patio and side gate to rear.

REAR GARDEN (JUST UNDER AN ACRE):

A huge rear garden with a large entertaining patio area, access to out building to rear of garage with power and lighting ideal for a home gym, windows and doors overlooking rear garden, further patio area with power currently housing storage shed and Jacuzzi, a vast space of lawn enclosed by privet hedging and post and rail fencing to rear, there is an enclosed swimming pool and fantastic countryside views to both front and rear of the property.



WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100

Highfield, Church Road, Great Hallingbury, BISHOP'S STORTFORD, CM22 7TS

Dwelling type: Detached house
 Date of assessment: 18 December 2018
 Date of certificate: 20 December 2018
 Reference number: 8528-7022-6789-5228-1992
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 265 m²

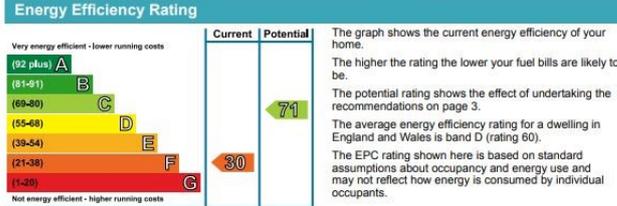
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 8,862
Over 3 years you could save	£ 3,744

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 336 over 3 years	
Heating	£ 8,076 over 3 years	£ 4,563 over 3 years	
Hot Water	£ 450 over 3 years	£ 219 over 3 years	
Totals	£ 8,862	£ 5,118	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

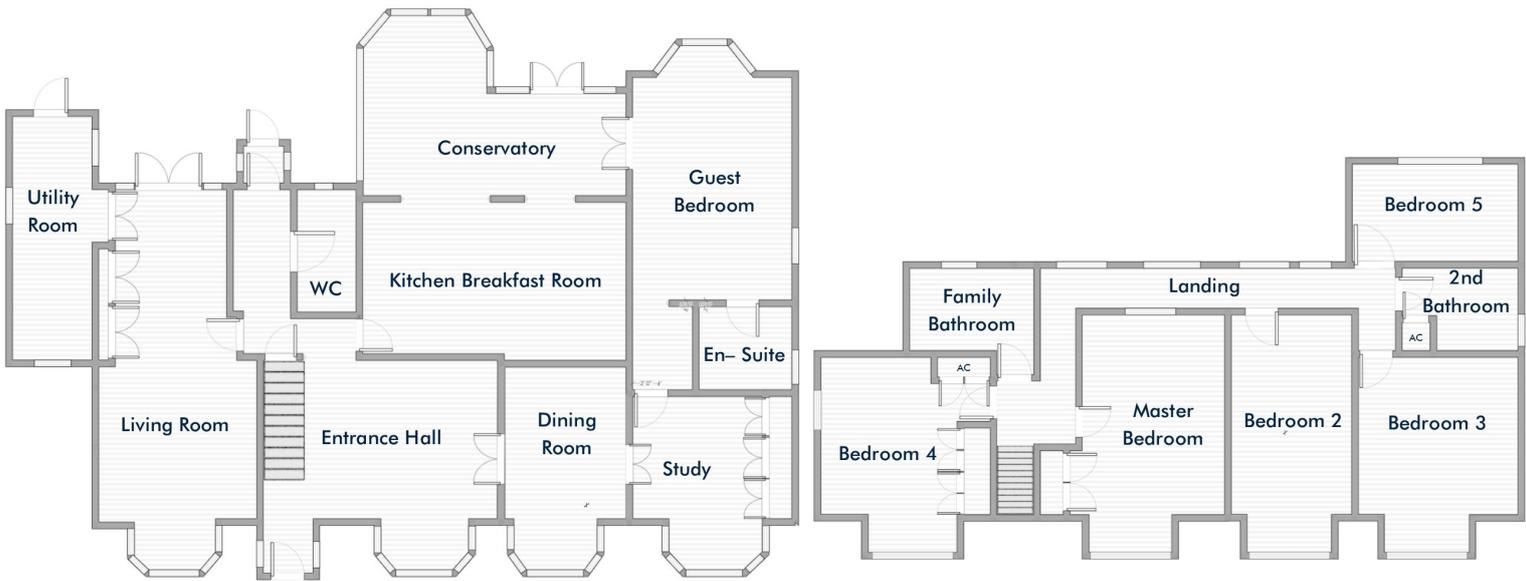


Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 2,226
2 Internal or external wall insulation	£4,000 - £14,000	£ 600
3 Floor insulation (suspended floor)	£800 - £1,200	£ 420

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



THE LOCATION

Highfields is located in the popular village of Great Hallingbury and only a short drive to the town of Bishops Stortford offering schooling for both Junior and Senior year groups, boutique shopping and recreational facilities. The mainline railway station at Bishop's Stortford serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive via the A120, giving easy onward access to London and the north.

GENERAL REMARKS &
STIPULATIONS

Folio 3030

FULL ADDRESS

Highfields, Church Road, Great Hallingbury, Herts CM22 7TS

SERVICES

Mains electricity, gas fired central heating, water.

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER
01799 510510

COUNCIL TAX BAND

Band G

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



OFFICE OPENING TIMES

7 days a week. Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

IMPORTANT NOTICE

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

ESTABLISHING OURSELVES AS A LEADING LOCAL
AGENT FOR 29 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY SOLD?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?