

3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

LEDNOR
& COMPANY

(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk

Established 1986

Independent Estate Agents and Valuers



Caldecote, High Street, Henham, Bishop's Stortford, Herts, CM22 6AR

Guide price £695,000

NO UPWARD CHAIN. An immaculately presented four bedroom detached property which is set on a large plot nestled in the heart of this beautiful village. The impressive and versatile accommodation also features a self-contained one bedroom annexe. The property is fully double glazed and benefits from gas central heating and a beautiful south facing garden.

The accommodation comprises: Large tiled entrance hall, sitting room, separate dining room, television room. Kitchen, utility room, a double bedroom and a shower room. Upstairs there is a family bathroom and two large bedrooms. The master bedroom has a large walk in wardrobe which could easily be converted to an en-suite shower room, if required. The two storey annexe is accessible from the main house but also has it's own entrance. There is a charming living room, modern fitted kitchen and shower room as well as the bedroom which is on the first floor.

Outside, the impeccably presented gardens wrap around the property and incorporate cherry blossom trees, well stocked flower beds and large lawn areas. There is an attractive oak framed double cart lodge to the front of the property with eaves storage and adjoining shed. An extensive gravel driveway provides off road parking for approximately six to seven cars.

The property is located close to the parish church, popular public house/restaurant, village shop, primary school, village green and duck ponds. There is a mainline railway station at nearby Elsenham which is on the Cambridge to Liverpool St. line. EPC pending.

Entrance Hall

16'5" x 6' (5.00m x 1.83m)

Travertine tiled floor, large window to side, radiator, doors to annexe and cloakroom.



Downstairs Cloakroom

Travertine tiled floor, fully tiled walls, close couple wc, pedestal wash basin with mixer tap, window to side.

Sitting Room

19'6" x 16' (5.94m x 4.88m)

Large bright room with windows on two aspects and door to rear garden.

Open fireplace with tiled surround and hearth, understairs storage cupboard with light connected, two radiators.





TV Room

10'4" x 8'10" (3.15m x 2.69m)

Window overlooking the rear garden, radiator.



Fitted Kitchen

15'5" x 10'4" (4.70m x 3.15m)

Extensive range of cupboard and drawer base units with worktop above. Inset one and a half bowl single drainer sink unit with mixer tap. Space for cooker with extractor hood above. Plumbing for dishwasher. Range of eye level wall units, full height larder cupboard, large separate storage cupboard, window and door to rear garden, part tiled walls, radiator.



Utility Room

10'4" x 9'5" max (3.15m x 2.87m max)

Base units with worktop above. Inset stainless steel single drainer sink unit with mixer tap. Ceramic hob with integrated oven below, plumbing for washing machine. One double and two single eye level wall units incorporating extractor hood. Large double built in storage cupboard, window to front, part tiled walls.



Downstairs Bedroom

10'4" x 10'1" (3.15m x 3.07m)

A bright sunny room with window to front and door to the rear garden. Radiator and laminated flooring.



Shower Room

Corner shower cubicle with sliding door, wall mounted hand wash basin with mixer tap. Close couple wc, extractor fan, heated towel rail.

Dining Room

15'2" x 10'3" (4.62m x 3.12m)

Travertine tiled floor, large double built in cupboard, window to front, radiator.



First Floor Landing

Radiator.

Master Bedroom

15'2" x 13' (4.62m x 3.96m)

Window to front, radiator, inset ceiling lights, eaves storage.



Walk In Wardrobe

7'2" x 5'9" (2.18m x 1.75m)

Large walk in wardrobe with light connected, eaves storage, shelving and hanging space.

This room is large enough to convert into an en-suite if required and there is still room enough within the bedroom to have built in wardrobe cupboards.

Bedroom Two

13'2" x 11'10" (4.01m x 3.61m)

Window overlooking the rear garden. Two eaves storage cupboards, one of which incorporates Vaillant gas fired boiler. Radiator, airing cupboard housing pre-lagged hot water tank, loft hatch with light connected.



Bathroom

White suite comprising: Panel bath with separate Triton shower and folding shower screen. Pedestal wash basin with mixer tap, close couple wc, window to side, radiator, fully tiled walls.



Self-Contained Annexe

The annexe can be accessed from either the entrance hall of the main house or independently from the garden.

Sitting Room

17' x 9'3" (5.18m x 2.82m)

Windows on two aspects, external door, television point, Velux window, stairs to bedroom.



Fitted Kitchen

11'1" max x 8'10" (3.38m max x 2.69m)

Range of cupboard and drawer base units incorporating independent hot water heater with worktop above. Inset single drainer sink unit, integrated oven with electric hob and extractor hood above. Plumbing for washing machine, range of wall units, inset ceiling lights, radiator.



Shower Room

9' x 5'7" (2.74m x 1.70m)

Corner shower cubicle with Triton shower. Pedestal wash basin with mixer tap, close couple wc, chrome heated towel rail, inset ceiling lights. Tiled flooring and part tiled walls, frosted window to front.



Bedroom

9'4" x 8' (2.84m x 2.44m)

Vaulted ceiling with Velux window. Wall light point, integrated storage cupboard.



Rear Garden

approx 100' x 60' (approx 30.48m x 18.29m)

A beautiful, private and unoverlooked south facing rear garden which wraps around the property & is impeccably maintained with 6' fencing to the boundaries.

Well stocked shaped flower beds, cherry blossom tree. The remainder is laid to lawn with hardstanding for greenhouse, outside light, two outside taps. 12'7" x 5'7" shed which is incorporated within the cart lodge, light and power laid on. Covered storage area to the rear of the cart lodge.





Cart Lodge

17'10" x 16'2" (5.44m x 4.93m)

Bespoke oak framed cart lodge with eaves storage, sensor lighting and parking for two cars.



Front Garden

The property enjoys a large shingle frontage which provides parking for up to seven cars. The remainder is laid to lawn with flower and shrub beds.

FINANCIAL SERVICES

Through our mortgage broker Mark Jackson of M.D.Jackson Financial Services, we are able to offer independent mortgage advice with no obligation. Mark is also independent for all protection needs allowing him to review your life assurance and critical illness policies so that he can ensure that you have the most suitable cover. He can be contacted on 01799 542699. Please feel free to call him for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. M.D.Jackson Financial Services are directly authorised by the Financial Conduct Authority no. 300773

RELOCATION AGENT NETWORK

WHY YOU SHOULD CHOOSE A RELOCATION AGENT NETWORK MEMBER * Independently selected as the best local agents. * Now affiliated to over 600 offices across the UK. * Local reputation, experience and commitment. * Independent owner managed business. * More out of town buyers through links with Cartus who are the premier provider of global relocation services. * Access to the largest property website of its kind in the UK - www.relocation-agent-network.co.uk. * Not owned by a financial institution. * Regularly 'mystery shopped' to ensure high standards. * Committed to meeting your needs this year, next year and for many more to come.

Disclaimer

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.



APPROX GROSS INTERNAL FLOOR AREA 2025 SQFT
 This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE