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**Field View 1 Henham Road, Elsenham, Bishop's Stortford, Herts,
CM22 6DH
Guide price £725,000**

A magnificent detached 4-5 bedroom Potton timber framed home which features a wealth of exposed beams and a superb inglenook fireplace.

The extremely spacious character accommodation (2,875 sq ft) has gas central heating, double glazing and an alarm system. It comprises: Entrance hall, enormous sitting room and dining room both with fireplaces, double glazed conservatory, large luxury refitted kitchen/breakfast room with integrated appliances, utility room, downstairs cloakroom, shower room, family room/bedroom 5, master bedroom with twin walk-in wardrobes and an en-suite bathroom, 3 further double bedrooms, 2 en-suite shower rooms and a family bathroom.

The house stands on a good sized private plot and has a well tended and unoverlooked 75' x 75' rear garden. The enclosed front garden has parking for at least 6 cars and there is a detached double garage.

The property enjoys a semi rural aspect on the edge of this popular Essex village and is within walking distance of a mainline railway station on the Cambridge to Liverpool St. line. There is a pleasing aspect to the front looking out over fields towards the historic Elsenham Hall and Parish Church. The village also has a number of shops and a primary school.

EPC band D.

Large Covered Porch

Quarry tiled step. Outside lighting. Front door to

Entrance Hall

15'11" x 11'3" (4.85m x 3.43m)

Exposed timbers and brick work. Radiator. Stairs to the first floor. Understairs storage cupboard. Two wall light points. Double glazed window. Doors leading to sitting room, dining room, kitchen/breakfast room, family room/bedroom five and downstairs cloakroom.

Downstairs Cloakroom

Vanity unit wash basin. Low level WC. Radiator. Ceramic tiled floor. Fully tiled walls. Exposed timbers. Double glazed window.

Sitting Room

22'7" x 21' max (6.88m x 6.40m max)

An impressively proportioned room which features an attractive inglenook fireplace with heavy wooden bressumer, wrought iron canopy and dog basket, display niches and log stores. The room is well lit by four double glazed windows to the front and sides of the room.

Wealth of exposed timbers. Two wall light points. TV and telephone points. Two radiators.





Dining Room

19'3" x 18'4" max (5.87m x 5.59m max)

Another sizeable reception room which also features an open fireplace, with wrought iron canopy and dog basket, exposed timbers and natural brick work.

Two radiators. Coving to ceiling. Four wall light points. Double glazed windows to side and rear aspects with French doors leading to the conservatory.



Conservatory

15'4" x 12'1" (4.67m x 3.68m)

Double glazed windows on three aspects. Vaulted polycarbonate roof. French doors to the rear garden. Radiator.



Family Room/Bedroom Five

14'3" x 11'11" (4.34m x 3.63m)

A cosy room which is currently an informal sitting room but can be used as a study or a fifth bedroom. N.B. This room is adjacent to the utility room and ground floor shower room and therefore could be very useful for accommodating an elderly relative.

Radiator. Exposed timbers. Two wall light points. TV and telephone points. Double glazed window. Coving to ceiling. Doors to entrance hall and utility room.



Kitchen/Breakfast Room

25'4" x 15'1" (7.72m x 4.60m)

Refitted in 2013 with an extensive range of bespoke units with light oak and matt white 'soft closing' doors, white quartz work surfaces and upstands. Integrated appliances include; Siemens oven, microwave/grill, induction hob, stainless steel extractor hood, dishwasher, fridge and freezer.

The room is well lit by four double glazed windows overlooking the rear garden. Twin inset sinks with swan neck mixer tap. Pelmet above with inset lighting. One double and seven single eye level wall cupboards. Oak dresser with illuminated display and storage cupboards. Radiator. Space for table. Exposed timbers. Doors leading to entrance hall and utility room.





Utility Room

10'8" x 10'7" (3.25m x 3.23m)

Ceramic tiled floor. Space for upright fridge/freezers. Space and plumbing for washing machine. Space and vent for tumble dryer. Radiator. Ideal gas fired central heating boiler. Exposed timbers. Doors leading to rear garden, kitchen/breakfast room and family room/bedroom five.



Shower Room

7'6" x 5'8" (2.29m x 1.73m)

Fully tiled walls and floor. Double glazed window. Plumbed in water softener. Low level WC. Shower cubicle. Stainless steel sink unit with cupboards below. Inset ceiling light.

First Floor Landing

25' x 10'2" max (7.62m x 3.10m max)

Galleried landing overlooking the entrance hall below. Exposed timbers and brick work. Built-in shelved linen cupboard. Hatch to loft space. Two wall light points. Eaves storage cupboard. Double glazed window.



Bedroom One

19'6" max x 12'9" (5.94m max x 3.89m)

A large master bedroom which has twin walk-in wardrobe cupboards with automatic lighting. Radiator. Exposed timbers. Double glazed window to the front aspect with view over fields and woodland up to Elsenham Hall. Fitted mirror. Three wall light points. TV and telephone points. Door to en-suite bathroom.



En-Suite Bathroom

11'5" x 7'6" (3.48m x 2.29m)

Large jacuzzi bath with mixer tap and shower attachment. Bidet. Vanity unit wash basin with mixer tap. Low level WC. Radiator. Fitted mirror. Wall light point. Fully tiled walls and floor. Double glazed window.



Bedroom Two

15'2" x 11'4" (4.62m x 3.45m)

Double glazed windows to side and rear. Radiator. Eaves storage cupboard. TV point. Exposed timbers. Wall light point. Walk-in wardrobe cupboard with automatic lighting.



En-suite Shower Room

Shower cubicle with Triton shower unit. Extractor fan. Corner wash basin with tiled splashback. Radiator. Inset ceiling light.

Bedroom Three

11'5" x 10'10" (3.48m x 3.30m)

Double glazed window. Exposed timbers. Radiator. Two wall light points. Walk-in wardrobe cupboard with automatic lighting.



En-suite Shower Room

Shower cubicle with Aqualisa shower unit. Extractor fan. Corner wash basin with tiled splashback. Radiator. Inset ceiling light.

Bedroom Four

11'5 x 11'2" (3.48m x 3.40m)

Radiator. Double glazed window. Two wall light points. Exposed timbers. Walk-in wardrobe cupboard with automatic lighting.



Family Bathroom

10'9" 7'3" (3.28m 2.21m)

Corner jacuzzi bath with mixer tap. Low level WC. Pedestal wash basin with mixer tap. Fully tiled walls and floor. Double glazed window. Exposed timbers. Built-in airing cupboard housing pre-lagged hot water cylinder.



Rear Garden

A good sized and unoverlooked rear garden which is approximately 75' x 75' and enclosed by walls and 6' fencing.

Paved pathways and patio area. Wiring for outside lighting. Extensive lawn area with well stocked borders. Mature silver birch tree. Various conifers. Side access to both sides of the house lead to the front garden.



Rear View of House



Front Garden

Approximately 50' x 40' plus garage space. Well stocked flower borders set in brick retaining walls. Outside lighting. Extensive block-paved driveway with parking for at least six cars.



Detached Double Garage

Remote controlled double up and over door. Light and power connected. Eaves storage area. Personal door to the side.

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Approx gross internal floor 267 sqm (2875 sqft)