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Squirrels, Old Mead Road, Henham, Bishop's Stortford, Herts, CM22 6JQ
Offers in excess of £800,000

An extremely spacious detached house which stands on a plot of approximately 4.22 acres (1.71 hectares).

The property is currently divided into two parts. The main house comprises: Entrance hall, cloakroom, lounge, dining room, breakfast room, fitted kitchen, four bedrooms and a bathroom. The annexe comprises: Inner hallway, living room, fitted kitchen, two double bedrooms and a modern shower room. N.B. The flexible accommodation could easily be adapted to suit the new owner, either as one large dwelling or with a smaller annexe.

The house is surrounded by 0.52 acres (0.21 hectares) of formal garden which offers the potential to extend, subject to the required permissions. There is parking for numerous vehicles plus a car port, a double garage and a double-length garage. In addition, there are extensive equestrian facilities including stables for ten horses/ponies, tack rooms and office, various outbuildings, a manege and grazing paddocks. N.B. The vendors of this property currently run a Riding School in partnership with another party. The incoming buyer could continue this relationship if they wish or the arrangement can be dissolved prior to completion of the sale.

The property is within walking distance of Elsenham Station which is on the Cambridge to Liverpool St. line. The village of Elsenham has some useful local shops, a public house, primary school and village hall with tennis and bowls club. Bishop's Stortford is five miles away and junction eight of the M11 motorway is within easy driving distance. EPC Band E.

Accommodation - Main House

Entrance Porch

Built-in cupboards. Oil fired central heating boiler. Door to

Entrance Hall

14' x 7'8" (4.27m x 2.34m)

Doors leading to the annexe, kitchen/breakfast room, dining room and cloakroom. Coving to ceiling. Radiator. Stairs to the first floor accommodation.

Downstairs Cloakroom

5'8" x 4'9" (1.73m x 1.45m)

Wall mounted wash basin. Low level WC. Extractor fan. Built-in airing cupboard housing lagged hot water cylinder and water softener.

Dining Room

12'10" x 11'11" (3.91m x 3.63m)

Coving to ceiling. Radiator. Double glazed window. Laminated flooring.



Breakfast Room

12'2" x 8'1" (3.71m x 2.46m)

Coving to ceiling. Radiator. TV point. Deep built-in storage cupboard. Fitted breakfast bar.



Fitted Kitchen

18' x 9'2" (5.49m x 2.79m)

Fitted with an extensive range of modern wood faced units and beech block worktops which incorporate: Stainless steel built-in oven, electric hob and cooker extractor hood.

Single drainer, one and a half bowl sink unit with mixer tap and cupboard below. Eight single eye level wall cupboards. Range of full-height cupboards to one wall. Space for upright fridge/freezer. Space and plumbing for dishwasher and washing machine. Radiator. Ceramic tiled splashbacks to work surfaces. Double glazed window. Door to the rear garden.



First Floor Landing

Hatch and ladder to part boarded loft space which has a light connected. The loft is approximately 11.58m (38') in length.

Lounge

21'2" x 12'8" (6.45m x 3.86m)

A large dual aspect room with double glazed windows overlooking the front and rear gardens.

Two radiators. Five wall light points. TV point.



Bedroom One

14' x 10'5" (4.27m x 3.18m)

Radiator. Double glazed window to the front aspect. Range of fitted wardrobe cupboards to one wall with full-height sliding doors.



Bedroom Two

14' x 10'6" (4.27m x 3.20m)

Radiator. Double glazed window to the rear aspect.



Bedroom Three

10'7" x 8'2" (3.23m x 2.49m)

Radiator. Double glazed window to the front aspect.



Bedroom Four

7' x 6' (2.13m x 1.83m)

Double glazed window to the rear aspect.



Bathroom

7'2" x 6' (2.18m x 1.83m)

Fitted with a white suite.

Pedestal wash basin. Low level WC. Panel bath with glazed shower screen, fully tiled splash surround, electric shower unit plus mixer tap and hand held shower attachment. Double glazed window to the rear aspect. Chrome heated towel rail.



Accommodation - Annexe

The annexe is shown in pink on the plan on the ground floor.

There are three access points to the annexe.

- 1) Via the entrance hall of the main house.
- 2) Via sliding patio doors in the living room to the rear garden.
- 3) Via a door in the kitchen to the rear garden.

Inner Hallway

Door from entrance hall of the main house.

Understairs cupboard. Telephone point. Doors leading to living room, kitchen, shower room and the two bedrooms.

Living Room

14'2 x 14' (4.32m x 4.27m)

Coving to ceiling. Radiator. TV and telephone points. Double glazed sliding patio doors to the rear aspect.



Fitted Kitchen

9'7" x 9'5" (2.92m x 2.87m)

Fitted with a range of modern units which incorporate: Built-in oven, electric hob and cooker extractor hood.

Stainless steel single drainer, one and a half bowl sink unit with mixer tap and cupboard below. Adjacent work surfaces with cupboards and drawers below. One double, one corner and six single eye level wall cupboards. Space for upright fridge/freezer. Space and plumbing for washing machine. Radiator. Coving to ceiling. Laminated flooring. Double glazed window and door to the rear aspect.



Bedroom One

14'3" x 14' (4.34m x 4.27m)

Double glazed window to the front aspect. Radiator. Coving to ceiling. Fireplace with wood burning stove. Extensive range of fitted wardrobe cupboards and twin bedside cabinets.



Bedroom Two

10' 9" x 10' (3.05m 2.74m x 3.05m)

Radiator. Double glazed window to the front aspect. Coving to ceiling.



Shower Room

8'1" x 5'10" (2.46m x 1.78m)

Fitted with a modern white suite. Large enclosed shower cubicle. Pedestal wash basin with mixer tap. Low level WC. Heated towel rail. Extractor fan. Ceramic tiled floor. Part tiled walls.



Front Garden

A large area of garden which has a road frontage of approximately 150' and a depth of 63'.

There is approximately 60' of garden to the left hand side of the house providing space for further expansion, subject to the required planning consents.

Expanse of lawn. Various shrubs, trees and fruit trees. Outside tap. Established hedge to the front boundary. Gravel driveway provides access to the rear of the house and to the equestrian facilities.



Rear Garden

Approximately 110' in length.
Expanse of lawn with various shrubs, trees and fruit trees.
Gravel driveway extends to the rear of the house where there is off-road parking for at least six vehicles as well as a double-width garage, a car port and a double-length garage.
The driveway also carries on to provide access to the stables which are located beyond the rear garden.



Double Garage

23'6" x 22'6" (7.16m x 6.86m)
Two up and over doors. Door to the side leading to the car port. Light and power connected.



Car Port

Under cover parking for one vehicle.

Double-length Garage

27' x 10'1" (8.23m x 3.07m)
Up and over door. Light and power connected.

Equestrian Facilities

This comprises a lower yard with stables for seven horses/ponies, a tack room and office, an upper yard with large car park and further stabling for three horses, manege and paddocks extending to approximately 3.7 acres (1.5 hectares).

Lower Yard Stable Block



Stable One

11'10" x 11'5" (3.63m x 3.50m)

Stable Two

9'3" x 11'5" (2.83m x 3.50m)

Stable Three

9'3" x 11'5" (2.83m x 3.50m)

Stable Four

12'1" x 12'1" (3.70m x 3.70m)

Stable Five

11'7" x 12'1" (3.55m x 3.70m)

Stable Six

13'7" x 12'1" (4.15m x 3.70m)

Stable Seven

11'7" x 9'10" (3.55m x 3.00m)

Tack Room

30'4" x 10'5" max (9.26m x 3.20m max)

Tack Room/Office

12'0" x 10'5" (3.68m x 3.20m)

Upper Yard and Stable Block



Tack Room/Store

5'10" x 11'1" (1.80m x 3.38m)

Tack Room/Store

5'10" x 7'7" (1.80m x 2.32m)

Stable Eight

9'6" 7'3" (2.90m 2.21m)

Stable Nine

9'6" x 7'1" (2.90m x 2.16m)

Stable Ten

9'6" x 7'3" (2.90m x 2.21m)

Manege

65'7" x 131'2" (20m x 40m)

Sand and rubber training surface. Outside lighting.

Covered observation area with light and power connected.



Paddocks

Extending to approximately 3.11 acres (1.26 hectares).



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