

Plot 2 - The Beaumont, Helions Road,  
Steeple Bumpstead, CB9 7DU

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Asking Price: £550,000  
Freehold



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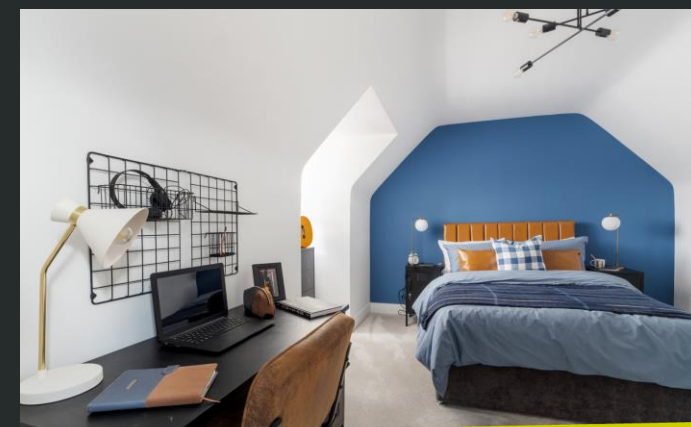
**\*\*STAMP DUTY PAID ON NEW RESERVATIONS TAKEN or PART EXCHANGE AVAILABLE (T's & C's apply) and 50% NOW SOLD\*\* EPC Band B**

The Beaumont is an impressive and imposing four bedroom home with impressive lounge, kitchen/dining room, utility and study, two en-suites and dressing room to main bedroom. The perfect property for families or for buyers wanting to be "nestled" within lush green undulating landscape whilst maintaining easy access to Saffron Walden and Cambridge. Perfect for buyers who are wanting to work from home and want easy access to the surrounding countryside. Outside there are secluded gardens and garage with driveway parking.

Estimated service charge is £536 per annum.

The virtual tour is taken from the showhome. Photos are for representation only.

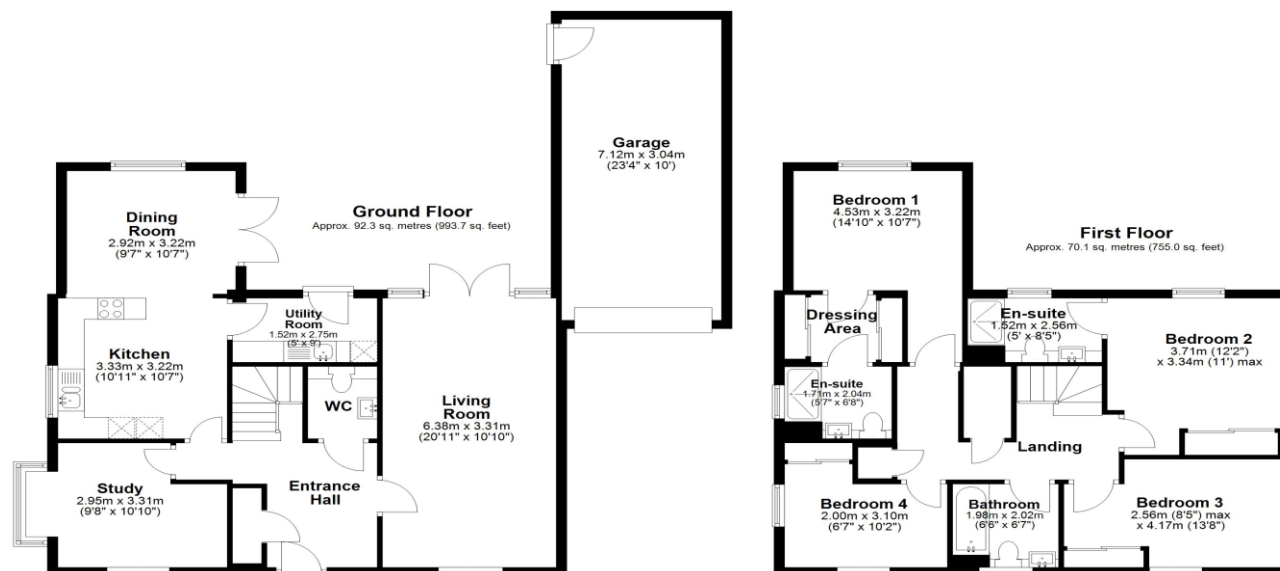




Four bedroom detached property  
Part of the Own New Scheme  
Spacious living area throughout  
2 En-suites and bathroom  
Study  
Garage  
Garden  
Sought after Steeple Bumpstead location  
1505 sq Feet (Excluding Garage)  
FDC Band B

#### ADDITIONAL INFORMATION

Surrounded by vast expanses of open farmland extending as far as the eye can see, the tranquil community of Steeple Bumpstead offers quintessential village living in a delightful rural setting. Located in the top northwest corner of Essex, close to the county boundaries with Cambridgeshire and Suffolk, the village's picturesque combination of historical timbered, red brick and thatched cottages belie its wealth of modern amenities.



Total area: approx. 162.5 sq. metres (1748.7 sq. feet)

**AGENTS NOTES** IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty.

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## FOR MORE DETAILS CONTACT

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