



Patmore End  
Ugley | Hertfordshire | CM22 6JA

FINE & COUNTRY  
ESTABLISHED 1999



# Patmore End

## Ugley, Hertfordshire, CM22 6JA

### At a glance

- Quiet and convenient semi-rural location
- Versatile accommodation with large lower ground floor ideal for a self contained living area
- Nine reception rooms
- Seven Bedrooms with four en-suite bath/shower rooms & Family Bathroom
- Lower Ground Floor Self-Contained Living Accommodation with Separate Access
- Large driveway and double garage
- Large plot of approximately three quarters of an acre
- EPC Rating C

### THE PROPERTY

Pond House is a substantial detached family home offering approximately 5850 sq ft of well proportioned and versatile living accommodation. This impressive family home benefits from a large 'in and out' driveway, a double garage and a large south facing rear garden. The substantial accommodation is arranged over three levels with a large lower ground floor with 5 rooms, which could be utilised as a self contained annex or excellent work from home space, an impressive ground floor with reception rooms overlooking the gardens and seven bedrooms on the first floor with four en-suite bath/shower rooms. EPC Rating C.

### THE SETTING

The picturesque village of Ugley is just two miles North of Stansted Mountfitchet which offers a range of amenities including shops, restaurants, schooling and a mainline train station serving London Liverpool Street, Stansted Airport & Cambridge. The village has a beautiful church and there are wonderful walking routes through open countryside and woodland nearby. The larger market town of Bishop's Stortford is approximately 5 miles to the South and offers a more comprehensive range of facilities plus excellent private and state schooling for all ages as well as M11 access at junction 8. The desirable town of Saffron Walden with twice weekly markets, is approximately 7.5 miles to the North.





### THE ACCOMMODATION

The spacious internal accommodation is arranged over three floors and comprises an impressive reception hall with doors leading off to a ground floor shower room, dining room, bright and airy sitting room with feature fireplace, dual aspect study with built in storage, outstanding garden room with sliding doors to the gardens, kitchen with a large island and integrated appliances, breakfast room, utility and a further shower room. There is underfloor heating to the ground and lower ground floors.

The lower ground floor can be accessed internally via the garden room and also externally. The accommodation currently consists of a games room, snooker room, family room, gymnasium, kitchen and a shower room.

On the first floor there are seven sizeable bedrooms with the Principal bedroom benefitting from a Juliette balcony, five piece en-suite bathroom and a separate dressing room. There are a further six bedrooms, four en-suite bath/shower rooms and an additional family bathroom.

### OUTSIDE

The property is approached via a large 'in and out' driveway which affords parking for up to 10 cars with access to the double garage. There is a well maintained front garden including a pond. The property occupies a sizeable plot of circa 0.75 of an acre and enjoys beautiful countryside views. The rear garden is established and includes large mature trees, shrubs and hedging all providing a good degree of privacy.

### SERVICES

Gas fired central heating. Mains electricity, Water and drainage are connected.

### LOCAL AUTHORITY

Uttlesford District Council

### COUNCIL TAX

Tax Band G







## OWNERS' INSIGHT

Pond House is the most amazing, large family home. In our 22 years here it has given to us everything we have asked of it as a home, and more. In particular: there is space for us, space for young children and teenage children, space for young adult children, space for the older generation and now space for visiting children with grandchildren. And, not to mention space for parties, both inside, spread over the ground and lower ground floors, and outside in the large south facing garden. The layout is flexible and adaptable for a family that grows and changes and the rooms flow well from one to another. The garden is a relaxing place to be with a sense of nature and very often birdsong as a welcome addition.

Located halfway between Bishops Stortford and Saffron Walden and close to Stansted, everything is convenient, including the airport and railway stations. In addition, rural is right there too! There are beautiful walks from the front door and the farm nearby has lambs and calves at the appropriate times of the year. There is a lovely old church and a woodland with beautiful bluebells in the spring nearby. By walking, cycling or using the local bus there are some great pubs to visit for a meal or an evening drink.

Patmore End itself is a friendly hamlet of 16 detached dwellings. Our neighbours are close by, without being intrusive. It's a lovely community.

It's now time for us to downsize as we move into our retirement years. Whilst that brings much for us to look forward to we will be shedding a tear over leaving Pond House.









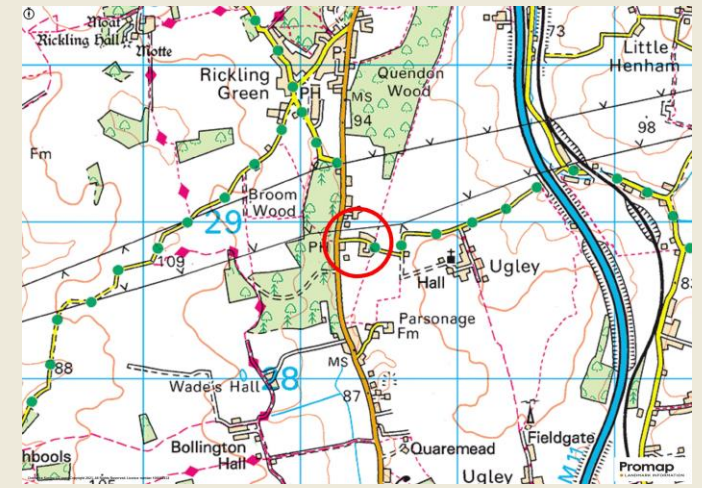
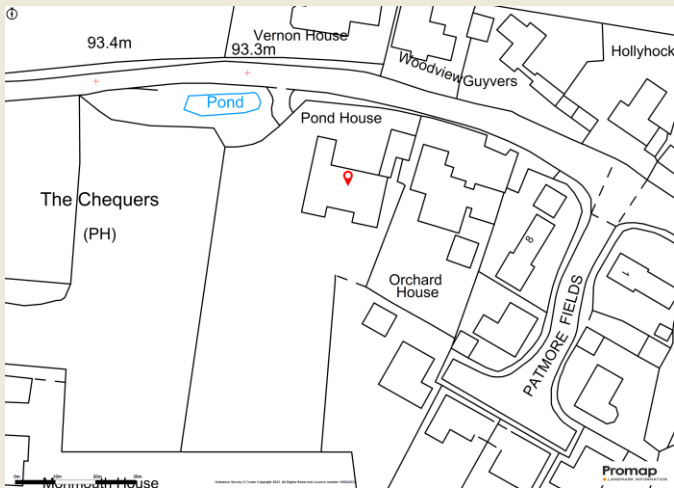








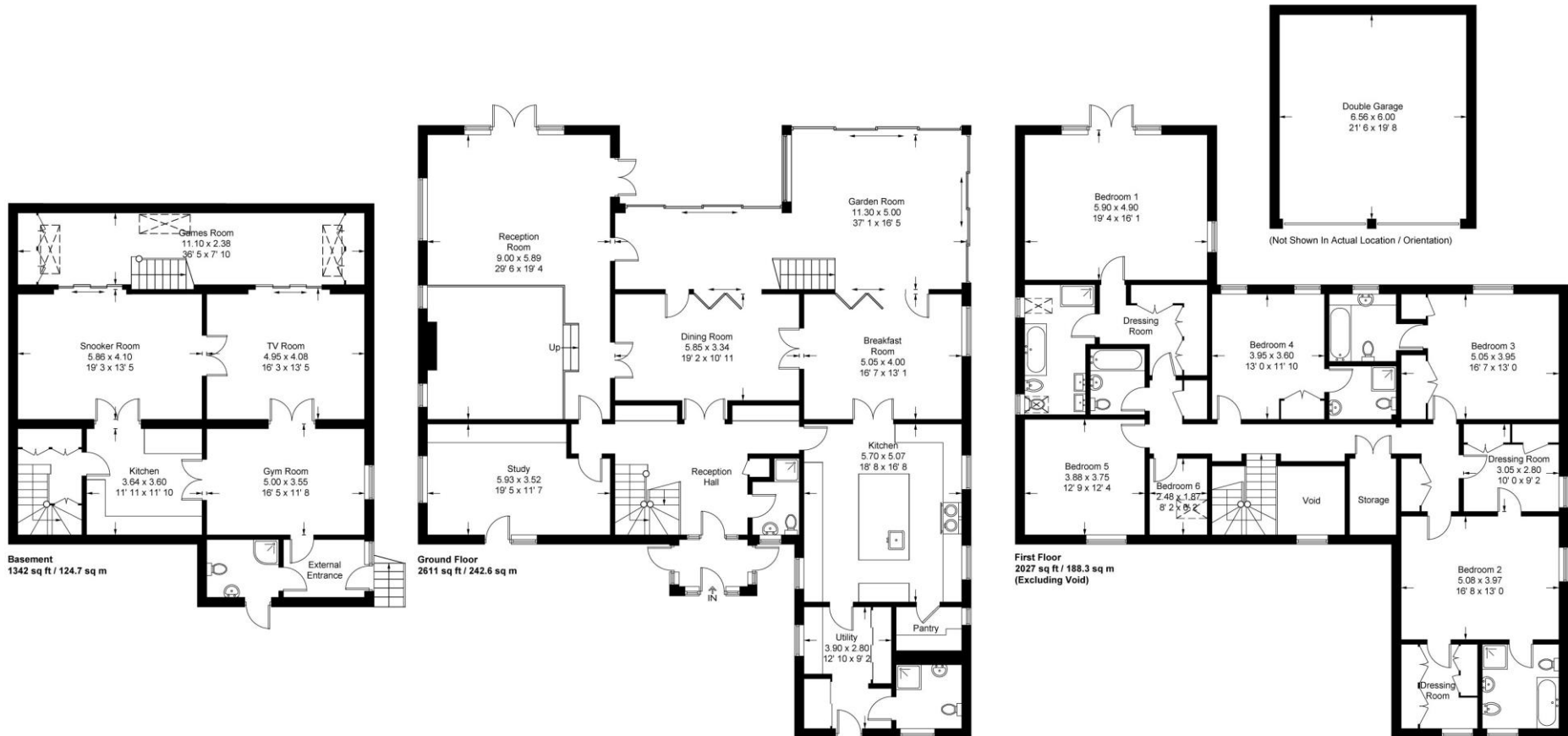






# Patmore End

Approximate Gross Internal Area = 5980 sq ft / 555.6 sq m  
 (Excluding Void)  
 Double Garage = 423 sq ft / 39.3 sq m  
 Total = 6403 sq ft / 594.9 sq m







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