



Plot 8, 54 Reed Cottage, Field View,  
Water Lane, Steeple Bumpstead, Essex, CB9 7DS

Offers in excess of: £436,000  
Freehold

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As its name suggests, the exclusive private development of Field View proudly boasts an impressive outlook to the countryside of Steeple Bumpstead from each of its homes.

This collection of just nine, three and four bedroom homes benefits from secluded gardens and off street parking, whilst being only minutes' walk from the local shops and amenities that Steeple Bumpstead has to offer and is surrounded by vast expanses of open farmland extending as far as the eye can see.

The development has achieved the highest possible energy rating.  
EPC Rating A. Council Tax Band TBC.





Exclusive Private Development  
Three Bedrooms  
Highest Possible Energy Efficiency Rating  
Countryside Views  
Bathroom & En-Suite to Main Bedroom  
Walking Distance to Local Shops  
Sought After Village of Steeple Bumpstead  
Council Tax Band TBC

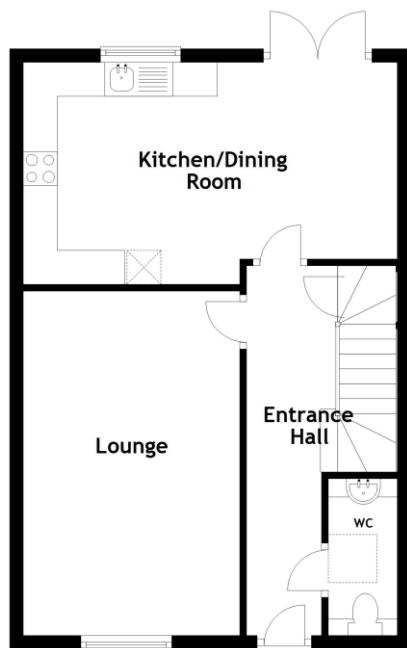
#### ADDITIONAL INFORMATION

Steeple Bumpstead offers quintessential village living in a delightful rural setting. The village boasts two churches, a doctor's surgery, two local pubs plus a convenience store and Post Office. Family life is well catered for focusing around the village's own pre-school and primary school, while the local area offers a wide choice of excellent secondary schools.

The market town of Saffron Walden is just 10 miles away with high street stores, independent retailers and a choice of supermarkets. There's a wide range of restaurants, gastro-pubs and bistros, side by side with coffee shops and quaint tea rooms.

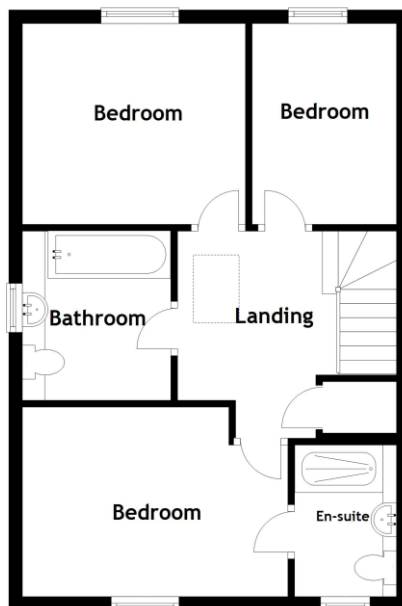
### Ground Floor

Approx. 46.5 sq. metres (500.7 sq. feet)



### First Floor

Approx. 46.5 sq. metres (500.9 sq. feet)



Total area: approx. 93.1 sq. metres (1001.6 sq. feet)

- Entrance Hall** 10' x 7'4" (3.05m x 2.24m)
- WC** 7'7" x 3'4" (2.3m x 1.02m)
- Kitchen/Dining Room** 18' x 10'9" (5.49m x 3.28m)
- Lounge** 16'8" x 10'4" (5.08m x 3.15m)
- Bedroom** 12'8" x 9'2" (3.86m x 2.8m)
- Ensuite** 7'4" x 4'11" (2.24m x 1.5m)
- Bathroom** 8'2" x 7' (2.5m x 2.13m)
- Bedroom** 10'8" x 9'9" (3.25m x 2.97m)
- Bedroom** 9'9" x 7' (2.97m x 2.13m)

**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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