



Nirvana Cottage, 126 Church Road,
Great Hallingbury, Bishop's Stortford, CM22 7TY

Offers Over: £588,000
Freehold

www.intercounty.co.uk



Intercounty
Estate and Letting Agents



Nirvana Cottage is a stunning character property built circa 1672 and offers period touches throughout. The property is situated in a rural setting and boasts countryside views from every window. Internally the accommodation comprises entrance porch, large lounge/dining room with beams and inglenook fireplace, kitchen/breakfast room, second reception and a downstairs shower room. On the first floor are three double bedrooms and a family bathroom. The property further benefits from double glazing throughout, oil fired central heating and the hot water is supplemented by solar panels.

To the front is a good size driveway, garden and access to the larger than average double garage, providing parking for four cars, additionally there is a plug-in power point for charging electric vehicles. To the rear is a stunning 120ft garden mainly laid to lawn with a paved patio area ideal for entertaining plus a greenhouse. The property offers scope to extend subject to the usual planning constraints.

EPC band E. Council Tax Band E.



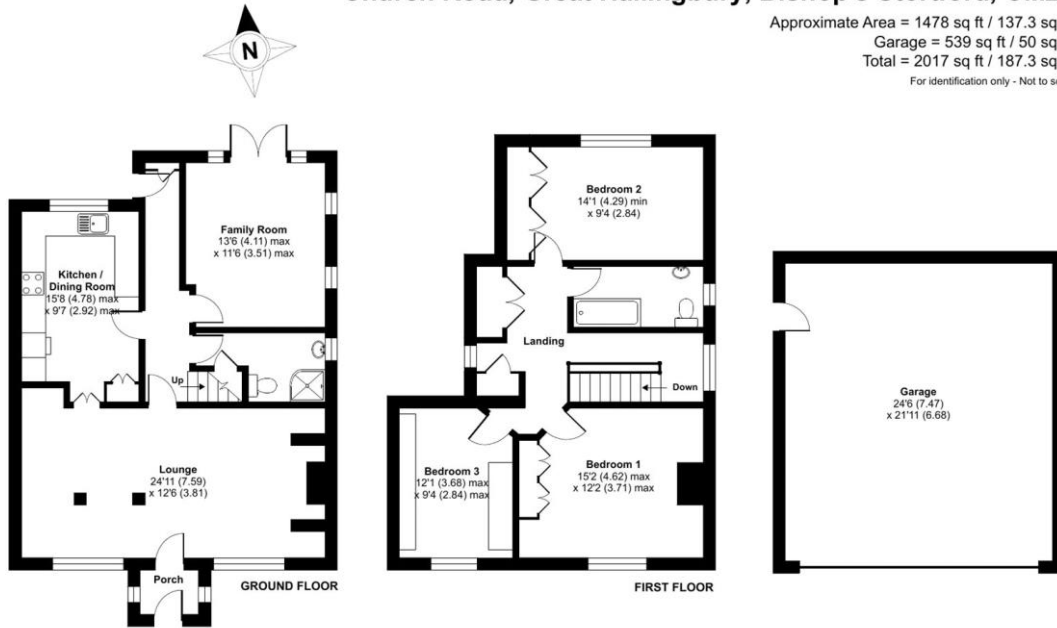
3 Bedroom Semi Detached Character Property
2 Bath/Shower Rooms
Built in 1672
Period Features Throughout
Country Rural Views
Large 120ft Garden
Large Double Garage & Driveway Parking
Potential to Extend (STTP)
EPC Band E
Council Tax Band E

ADDITIONAL INFORMATION

The village of Great Hallingbury has a population of approximately 715 residents and has houses from the Tudor period to modern. Located just outside Bishops Stortford which offers fast rail links to London Liverpool Street and close proximity to both M11 motorway and Stansted Airport. Bishop's Stortford provides reputable primary and secondary schooling, a variety of shops, regular market days, leisure facilities and a good choice of cafes, bars and restaurants.

Church Road, Great Hallingbury, Bishop's Stortford, CM22

Approximate Area = 1478 sq ft / 137.3 sq m
Garage = 539 sq ft / 50 sq m
Total = 2017 sq ft / 187.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richscom 2022. Produced for Intercountry Estate Agents. REF: 824268



- Entrance Hall** 4'10" x 3'10" (1.47m x 1.17m)
- Lounge** 24'11" x 12'6" (7.6m x 3.8m)
- Kitchen/Dining Room** 15'8" x 9'7" (4.78m x 2.92m)
- Family Room** 13'6" x 11'6" (4.11m x 3.5m)
- Ground Floor Shower Room** 10'1" x 5'9" (3.07m x 1.75m)
- Inner Lobby** 19'6" x 3'10" (5.94m x 1.17m)
- Bedroom 1** 15'2" x 12'2" (4.62m x 3.7m)
- Bedroom 2** 14'1" x 9'4" (4.3m x 2.84m)
- Bedroom 3** 12'1" x 9'4" (3.68m x 2.84m)
- Family Bathroom** 10'8" x 5' (3.25m x 1.52m)
- Double Garage** 24'6" x 21'11" (7.47m x 6.68m)

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 Intercountry.

ANTI-MONEY LAUNDERING We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

FOR MORE DETAILS CONTACT

1 Bell Street, Sawbridgeworth, Hertfordshire, CM21 9AR

T: 01279 600333 | W: www.intercountry.co.uk

Intercountry
Estate and Letting Agents