



Plot 5, Bumpstead Brook Lodge, 60 Water Lane, Field View, Steeple Bumpstead, Essex, CB9 7DS

Prices from: £625,000  
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 benefit from secluded gardens and off street parking whilst being only minutes walk from the local shops and amenities that Steeple Bumpstead has to offer. The development has achieved the highest possible energy rating.

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. 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, including popular options such as Churchill Special Free School in Haverhill and Saffron Walden County High School.



Exclusive Private Development  
Four Double 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  
EPC Band A  
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.



**Entrance Hall** 16'8" x 6'6" (5.08m x 1.98m)

**Lounge** 16'8" x 10'10" (5.08m x 3.3m)

**Kitchen/Dining Room** 27'6" x 11'5" (8.38m x 3.48m)

**Utility Room** 6'6" x 6'4" (1.98m x 1.93m)

**WC** 6'4" x 2'8" (1.93m x 0.81m)

**Study** 10' x 9'6" (3.05m x 2.9m)

**Bedroom** 14'7" x 10'10" (4.45m x 3.3m)

**Ensuite** 6'9" x 6'1" (2.06m x 1.85m)

**Walk-In Wardrobe** 7'8" x 6'11" (2.34m x 2.1m)

**Bedroom** 12'10" x 12'9" (3.9m x 3.89m)

**Bedroom** 15'4" x 9'1" (4.67m x 2.77m)

**Bathroom** 8'10" x 6'11" (2.7m x 2.1m)

**Bedroom** 10'10" x 8'10" (3.3m x 2.7m)

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### FOR MORE DETAILS CONTACT

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