



Perry Green
Much Hadham | Hertfordshire | SG10 6EH

FINE & COUNTRY

Perry Green

Much Hadham, Hertfordshire, SG10 6EH

At a glance

- Beautifully Appointed & Spacious Detached Family Home
- Accommodation Exceeding 2400 Sq Ft
- 4 Double Bedrooms
- 3 Reception Rooms
- 3 Bath/Shower Rooms
- Fabulous Fitted Kitchen/Breakfast & Family Room
- Detached In-Door Swimming Pool with Shower Facilities
- Detached Office
- Gated Driveway Parking for Several Vehicles
- EPC Rating E

THE PROPERTY

This beautifully appointed detached family home has been finished to a high standard, comprising the Principal bedroom with en-suite bathroom, a further 3 double bedrooms, 2 more bath/shower rooms, 3 reception rooms, a stunning kitchen/breakfast and family room with conservatory/sun room attached. Beautifully maintained and extensive, private rear gardens with a detached indoor swimming pool, further outbuildings, including a greenhouse, potting shed and summer house. To the front of the property is a gated driveway for numerous vehicles, together with a detached office/studio. EPC Rating E.

THE SETTING

The property is located close to the lovely Hamlet of Green Tye, offering a public house and close to the Great Hadham Golf Club and is also located approximately 4 miles from Sawbridgeworth and 3 miles from the market town of Bishop's Stortford which offers an extensive range of amenities, various shops, restaurants and sporting facilities, excellent schooling for all ages. For commuters, there are mainline railway stations at both Bishop's Stortford and Sawbridgeworth with direct links to London Liverpool Street and Cambridge. Stansted International Airport and J8 of the M11 are approximately 20 minutes by car.



“lovely bright dual aspect sitting room with views to the rear garden”



THE ACCOMMODATION

A solid front door opens onto a spacious entrance hallway with a turned staircase rising to the first floor and doors leading to the main sitting room, a lovely dual aspect room with wood flooring, window to the front and door to the rear garden, an ornate feature fire surround with an inset wood burner and an interconnecting door to the study and also connects to the entrance hallway. Further doors from the hallway open onto a stunning kitchen/breakfast and family room, fitted with a good range of bespoke wall and base units with central island, granite worksurfaces and fully integrated appliances and an opening from the dining area opens onto the conservatory/summer room which has French doors opening onto the rear garden and patio area. The separate utility room is situated off the kitchen which further opens onto a lovely guest bedroom with shower facilities and a door opens onto a terrace/seating area.

The turned staircase rises to a landing area with doors leading to a bright Principal bedroom with en-suite bathroom, built-in wardrobes and views over the rear garden and neighbouring countryside. There are a further 2 double bedrooms and a family shower room that completes this floor.

OUTSIDE

Electrically operated gates open onto a gravel driveway offering parking for numerous vehicles and there is a detached garage, currently being used as an office/studio. To the side of the property an access gate leads to the rear of the property and to the extensive gardens, predominantly laid to lawn with formal gardens immediately outside the property, planted with an array of flower beds and shrubbed areas and there is a detached indoor swimming pool. Further outbuildings including a greenhouse, potting shed and summer house. Further down the garden is an orchard with an abundance of mature trees and a large vegetable planting area.

SERVICES

Oil fired central heating, private drainage, water and electricity are connected.

LOCAL AUTHORITY

East Hertfordshire District Council

COUNCIL TAX

Tax Band G

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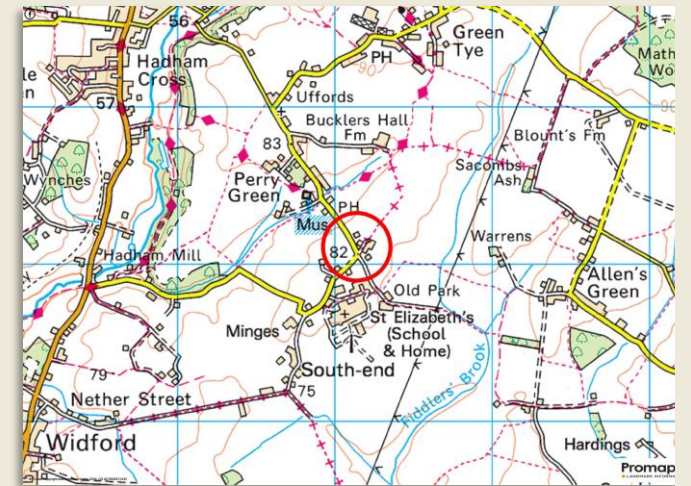
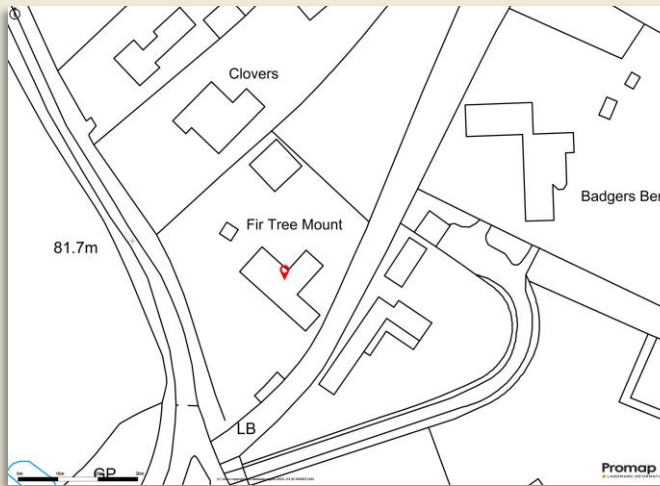
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“stunning kitchen/breakfast and family room with integrated appliances”



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Approximate Gross Internal Area = 2408 sq ft / 223.8 sq m
Outbuilding = 628 sq ft / 58.3 sq m
Office = 251 sq ft / 23.3 sq m
Total = 3287 sq ft / 305.4 sq m





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