

SOUTH ELEVATION

# Outstanding opportunity to create your dream home

**Bentfield Bower, Stansted, Essex, CM24**

Offers in excess of £500,000 Freehold

savills

Set on a tranquil and quiet country lane • Adjoining open countryside • A truly one off opportunity • Overall plot size of 1.38 acres • Private entrance • Full plans available on request

#### Local Information

The property is located opposite the Grade II listed Bentfield House, in the hamlet of Bentfield Bower, which is located just on the fringes of Stansted Mountfitchet.

#### Description

Planning has been granted for a part conversion, part new build home under Uttlesford planning reference UTT/19/0383/FUL. Arranged over one level, the plans show a four bedroom, three bathroom home with a large open plan living area, family sized kitchen, utility and guest cloakroom.

Many of these rooms have vaulted ceilings with glimpses of the gardens and fields beyond through full height windows.

The exterior of the house echoes some of the character of the original stable block with exposed brickwork and some timber cladding.

The approach to The Bower Stables is up a long meandering driveway through the plot which extends to around 1.38 acres. The plans also show a detached cart lodge and parking area

#### Tenure

Freehold

#### Local Authority

Uttlesford District Council

#### Energy Performance

EPC Rating = To be confirmed

## The Bower Stables, Bentfield Bower, Stansted, CM24

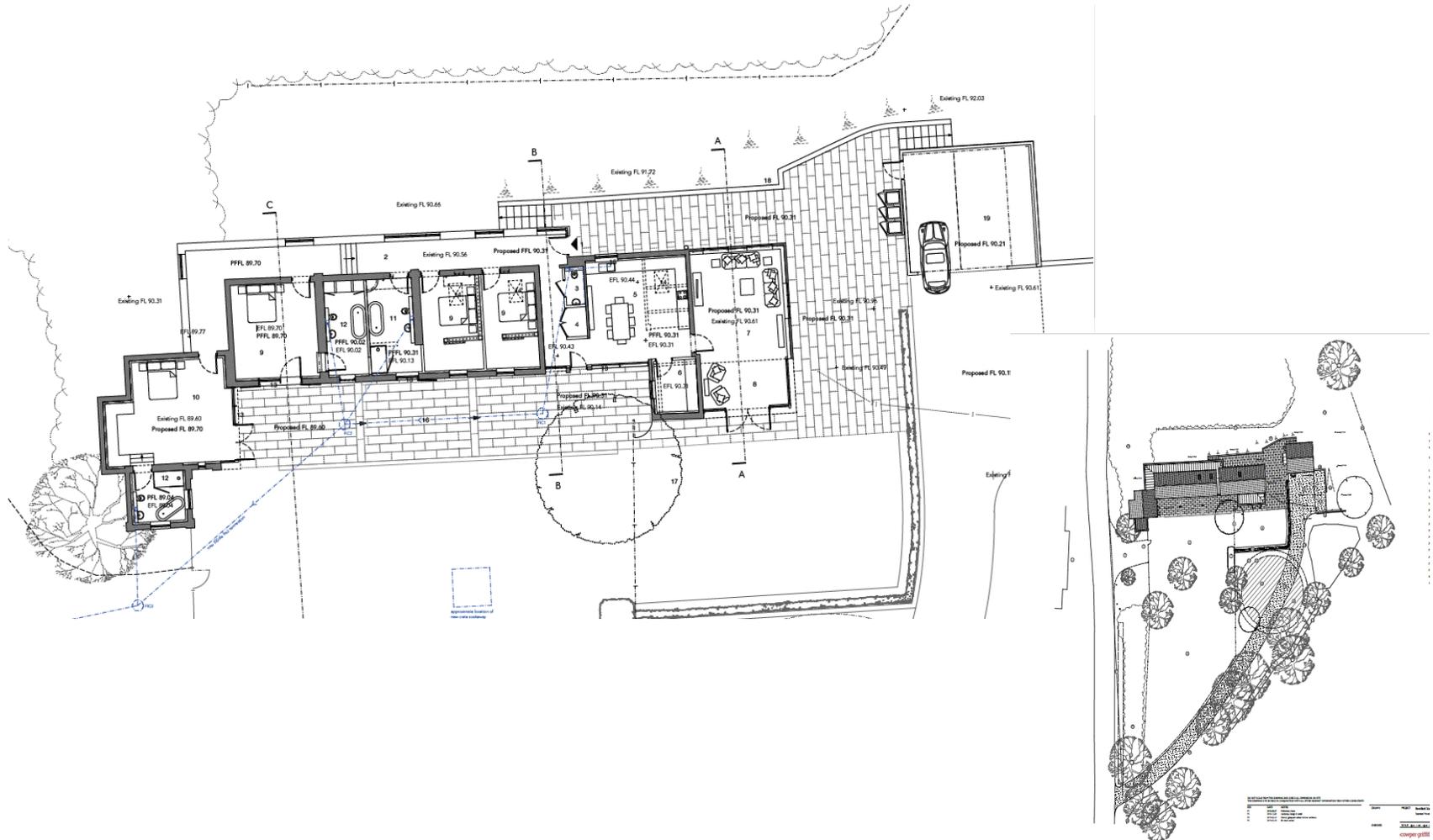
**Proposed Gross Internal Area: around 2756 sq ft**  
**Proposed Garage Internal Area: around 452 sq ft**  
**Total: around 3208 sq ft**



savills

savills.co.uk

**Justin Godfrey**  
Bishops Stortford  
**+44 (0) 1279 756 800**  
jgodfrey@savills.com



**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20191012JNGO

