



A wonderful character home, brimming with charm in a convenient, semi-rural setting.

Gaston Green, Little Hallingbury, Bishop's Stortford, Hertfordshire, CM22

Freehold

savills

Excellent living space provides flexible accommodation • Lovely inglenook fireplace with wood burner • Close to local cricket pitch and open countryside • Pretty, private rear garden with views • Lots of original character features • Convenient country location yet not too far from facilities

Local Information

The property is conveniently situated just 1.5 miles from Sawbridgeworth railway station and less than 3 miles from Bishop's Stortford, both providing commuter services to Cambridge in the north and London's Liverpool Street to the south (from 39 mins).

The village of Little Hallingbury, less than half a mile away, offers a popular primary school, post office, church, riding school and several pubs.

Nearby Sawbridgeworth enjoys schooling for all ages, including Leventhorpe, and a range of shopping and leisure facilities. Bishop's Stortford also offers a good range of shopping, entertainment and dining facilities, as well as excellent schooling, including the Hockerill Anglo-European College and Bishop's Stortford High School.

Access is available on the outskirts of Bishop's Stortford and Harlow to the M11 motorway (J8 and 7 respectively) with the A1 and Cambridge to the north and the M25 and London to the south.

Stansted London's third international airport is conveniently located nearby providing domestic and international flights to Europe.

About this property

The house is set back from the road with the entrance door

leading into a good sized, L shaped lounge, with a large inglenook fireplace and wood burner stove. From here one of the staircases leads to two bedrooms and a study area. Just off the lounge is the ground floor bathroom and a further door leading to the dining room.

This room itself is dual aspect and leads through a utility area into the kitchen, which has a range of fitted units. From here there is a rear lobby, with another staircase and a door leading into the snug / TV room and an additional shower room /WC. The two remaining bedrooms are above this space.

Adjacent to the TV room is a relatively large garage which would be ripe for conversion (subject to planning permission). The house is set just off Gaston Green itself, with a driveway and parking area to the left hand side. The gardens provide a lawn area, flower bed borders and enjoy an open aspect over countryside and towards the Cricket Pitch at Little Hallingbury. There is a seating area which can be approached via the main reception areas.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Bishops Stortford Office.

Telephone: +44 (0) 1279 756 800.





Approximate Area = 181.3 sq m / 1951 sq ft

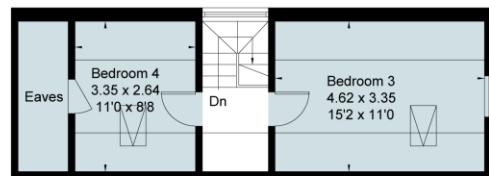
Garage = 20.6 sq m / 222 sq ft

Total = 201.9 sq m / 2173 sq ft

Including Limited Use Area (28.3 sq m / 305 sq ft)

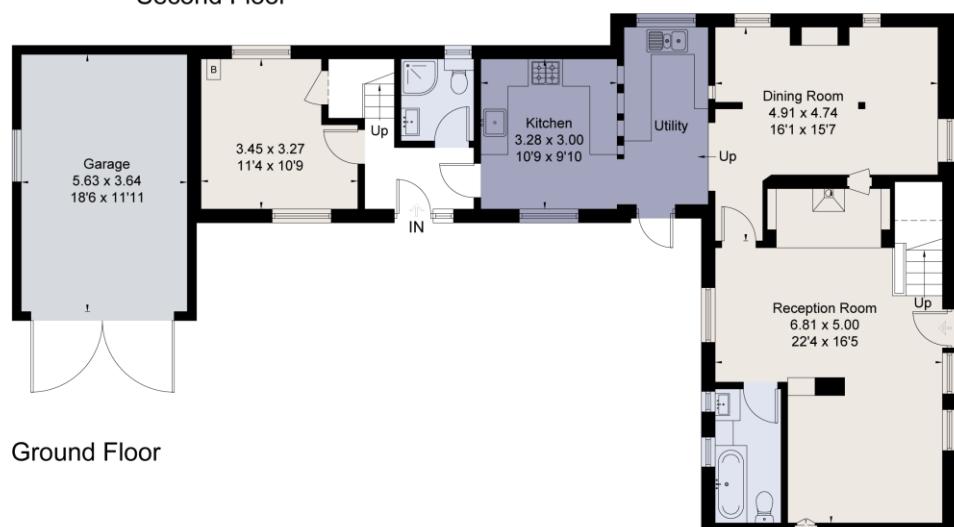
For identification only. Not to scale.

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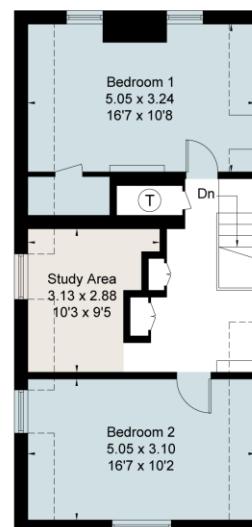


Second Floor

 = Reduced head height below 1.5m



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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