



# Substantial family home in quiet village setting

**Butt Lane, Manuden, Bishop's Stortford, Hertfordshire, CM23**

Freehold





Substantial 5 bedroom family home • Fabulous kitchen/dining room with bi-fold doors to garden • Quiet village setting • Indoor pool facilities with shower room • Double garage with room above • Private rear garden with extensive patio, shed and outbuilding

#### Local Information

The property is situated in the well regarded village of Manuden which has a church, popular primary school, community centre, pub and garage.

The village is situated approximately four miles north west of Bishop's Stortford where there is an extensive range of shops, leisure facilities and excellent schools.

The mainline station at Bishop's Stortford provides a regular train service to London's Liverpool Street, and access to the M11 is approximately five miles from the village.

The historic market town of Saffron Walden lies approximately nine miles to the north east and has a comprehensive range of shops.

#### About this property

Situated in the popular village of Manuden, this well-proportioned family home offers substantial accommodation in a quiet location, just a few miles from train services to London.

Set behind a gravel in-out driveway, this modern house is well positioned close to the heart of the village, yet tucked away enjoying a wonderfully private garden. The entrance porch leads into the hallway which provides

access to all the main reception areas including generous sitting room measuring 21'8 by 14'0. The fabulous kitchen/dining room is the focal point of the house with central island/breakfast bar and bi-fold doors leading to the garden. Steps lead down to the indoor pool with vaulted ceiling, shower room and space for a hot tub.

The study, utility room, further reception room and guest cloakroom complete the ground floor accommodation.

On the first floor the principal bedroom has a dressing room and en suite with double sink, shower and separate bath. A further bedroom benefits from an en suite shower room whilst the three remaining bedrooms share the family bathroom.

Outside the private rear garden enjoys a large patio with steps leading down to the lawn with mature hedge and tree borders. A substantial brick-built outbuilding with electricity and heating could be easily converted to an office or games room. The double garage with room over is currently used as a guest suite.

#### Local Authority

Uttlesford District Council

#### Energy Performance

EPC Rating = D5









Approximate Area = 334.1 sq m / 3596 sq ft (Including Pool)  
Garage = 69.2 sq m / 745 sq ft  
Total = 403.3 sq m / 4341 sq ft  
Including Limited Use Area (18.4 sq m / 198 sq ft)  
For identification only. Not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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