

FOR SALE

Hudsons Farmhouse, Ugley Green

- Four bedroom detached house with private garden
- Quiet location within popular village
- Recently upgraded kitchen
- Views across farmland
- Just 0.7 miles from Elsenham station (56 minutes to London Liverpool Street)
- Agricultural occupancy condition

HUDSONS FARMHOUSE

Hudsons Farmhouse is a spacious four bedroom property located on the northern edge of the popular hamlet of Ugley Green. The house has generous living areas and a private garden surrounding the property. The farmhouse benefits from views over the surrounding countryside but retains good connections due to its proximity to Elsenham Station.

GROUND FLOOR Entrance door leading to:

HALLWAY

KITCHEN/BREAKFAST ROOM

The kitchen area includes a good sized dining area with views onto the garden. The kitchen has been recently upgraded with new units and appliances. The kitchen has an AGA cooker, electric oven and hob. There are French doors leading into the Garden Room.

UTILITY ROOM

Comprises cupboard storage, washing machine, drying machine and back door.

GARDEN ROOM

A room benefitting from ample natural light with views into the rear garden and fields beyond. The room has French doors leading out onto the patio and garden.

LIVING ROOM

There is an attractive brick fireplace with a fitted log burner. There are French doors leading into the garden.



FRONT ROOM

Generously sized room with large windows.

STUDY

Study with windows overlooking garden and countryside beyond.

TOILET

Ground floor toilet with sink.

FIRST FLOOR

BEDROOM 1

Double bedroom with a fitted wardrobe and ensuite shower room.

BEDROOM 2

Double bedroom.

BEDROOM 3

Double bedroom.

BEDROOM 4

Single Bedroom

BATHROOM

Bathroom with shower over bath, toilet and sink.

OUTSIDE

Hudsons Farmhouse is accessed off Field Gate Lane and has a large parking area with a garden surrounding the house. The garden is mainly laid to lawn with a variety of plants and hedges. The garden enjoys views over the surrounding farmland and opens out on to the former farmyard to the west.

SERVICES

The property benefits from mains water, electricity and drainage. Fibre optic broadband is also available to the house.

COUNCIL TAX

The property has been categorised as Band F. £2,638.05

LOCATION

The property is located on the edge of the quiet hamlet of Ugley Green. The property is just one mile from the larger village of Elsenham which offers multiple services such as a shop, post office, a primary school and a pub. It is also just 0.7 miles from Elsenham train station (56 minutes to London Liverpool Street).

PLANNING

We are aware that the property is subject to an agricultural occupancy condition, which states as follows:

The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971, or in forestry (including any dependents of such a person residing with him/her), or a widow or widower of such a person.

Purchasers should satisfy themselves whether they meet the requirements of the condition.

TENURE

The property is available freehold with vacant possession.

GENERAL INFORMATION

Uttlesford District Council
<https://www.uttlesford.gov.uk/>

DIRECTIONS

For satellite navigation, please use the following postcode CM22 6HJ.

These particulars were prepared in September 2020 and photographs taken in September 2020.



IMPORTANT NOTICE

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