



Elsenham Place, Henham Road, Bishop's Stortford

For the finer things in property.



BNP PARIBAS GROUP 

# Lot 1

## Elsenham Place

### Henham Road

### Bishop's Stortford

### CM22 6DH

A considerable Grade II listed manor with just over 9 acres in a desirable village

Elsenham Station 1 mile (London Liverpool Street 56 mins), London Stansted Airport 3.7 miles, Bishop's Stortford 5.7 miles, M11 (J9a) 13.3 miles, Saffron Waldon 9.1 miles, Central London 39.5 miles

Reception hall | Drawing room | Sitting room  
Snug | Study | Dining room | Kitchen | Utility  
Cloakroom | Principal bedroom with en suite  
bathroom | 8 Further bedrooms, 2 en suite  
Shower room | WC | Garden | 9.6 acres | Garage  
EPC TBC

#### The property

This striking 16th/17th century Grade II listed property is in need of some repair and comprises timber-framed elevations adorned with ornate plaster, with later additions, casement leaded windows and a wealth of characterful features. These include fine wood panelling and latched doors, timber beams, column radiators and elegant fireplaces.

The 24 ft. reception hall with its brick-laid flooring and wide turned and carved staircase opens to a cloakroom and flows naturally throughout the equally charming array of reception rooms. Adjacent is a triple aspect snug and a drawing room, with a unique curved hallway flowing through into the impressive sitting room. This expansive 46 ft. vaulted space with its plethora of exposed A-frames and trusses is ideal for entertaining, with a large stone fireplace and views to the garden. The ground floor accommodation also includes a

formal dining room and study, alongside which is a spiral staircase within an additional hallway. From here is the kitchen with its five-oven AGA range cooker and wooden cabinetry and various utility spaces and rooms.

A total of nine adaptable and pleasing bedrooms are arranged over the first and second floors, three of which enjoy the use of en suite bathrooms. The sprawling first floor houses seven of these bedrooms and an additional shower room and WC, whilst the second floor is home to a further three bedrooms.

#### Outside

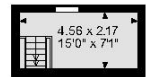
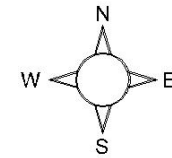
Double gates to the side of the house lead to a drive which provided access to a double garage. A walled aspect to the front screens a large expanse of lawn which leads to an orchard and tennis court and has an abundance of mature trees. Hedging adjacent to the garage separates the second lawn located immediately to the rear of the house and incorporates a dated swimming pool. Beyond are two post and rail paddocks

#### Location

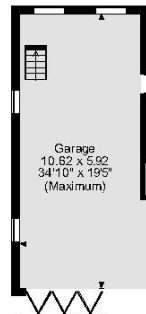
The residence lies on the scenic fringes of the sought-after village of Elsenham with its shop, Post Office, popular public house and hair salon. The village is under 6 miles from Bishop's Stortford, which offers a wide selection of amenities, including shops, sporting activities and well-regarded schooling. The mainline station at Elsenham is just 1 mile from the property and offers convenient rail connections to both London and Cambridge, whilst road links further afield are available via the M11, A1 and M25. Saffron Walden is also within easy reach, as is London Stanstead Airport.



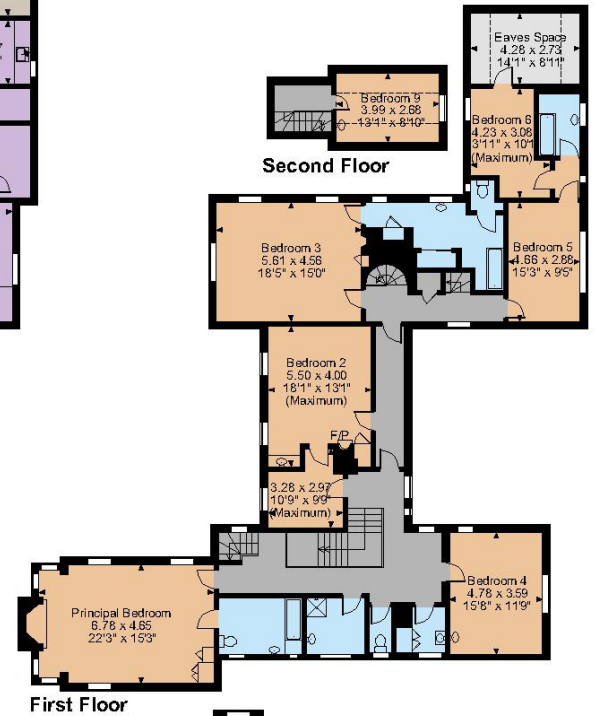
**Elsenham Place, Henham Road Elsenham, Bishop's Stortford, Essex**  
**Main House internal area 6,129 sq ft (569 sq m)**  
**Garage internal area 697 sq ft (65 sq m)**  
**Outbuilding internal area 145 sq ft (13 sq m)**



**First Floor**



**Ground Floor**



**First Floor**

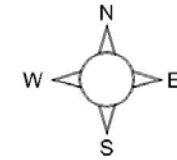
**Second Floor**

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 The position & size of doors, windows, appliances and other features are approximate only.  
 □□□□ Denotes restricted head height  
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Lot 2  
 Elsenham Place  
 Henham Road  
 Bishop's Stortford  
 CM22 6DH

**Elsenham Place, Henham Road Elsenham, Bishop's Stortford, Essex**  
 Outbuilding internal area 5,492 sq ft (511 sq m)



### The Barns

Offered as a development opportunity are three timber frame barns which occupy grounds of approximately one acre with the potential for 5,492 sq ft of accommodation. Two five bar gates are located to the front aspect and provide access to both sides of the site. A semi circular drive provides parking and there is a single garage attached to the larger barn.

The properties are offered subject to planning consent which is the responsibility of the purchaser to obtain. The properties can be acquired as Lot 2 or jointly with Elsenham Place being advertised as Lot 1.

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**General**

**Local Authority:** Uttlesford

**Services:** Mains Water, drainage and electricity. Oil central heating. Hot water is from electric immersion heaters.

**Council Tax:** Band G

**Tenure:** Freehold

**Lot 1 Guide Price:** £1,500,000

**Lot 2 Guide Price:** £500,000

**Cambridge**

1 Cambridge Square, Cambridge, CB4 0AE

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