



Pond House, Patmore End, Ugley, CM22 6JA



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# Pond House

Patmore End | Ugley | CM22 6JA

Guide Price  
£1,875,000

- Detached, 6/7-bedroom family home
- Versatile living accommodation over three floors extending to roughly 5850 sqft
- Principal bedroom with dressing area and en suite
- Four ensuites with two ground floor shower rooms and basement shower room
- Superb basement area with gymnasium, games room, snooker room and family room
- Substantial plot with double garage and off-road parking for numerous vehicles
- EPC: C
- Council Tax Band: G

## The Property

A rarely available and substantial, 6/7 bedroom, family home set within the picturesque village of Ugley. The property sits on a generous plot of 0.75 acre and provides well proportioned accommodation, over three floors.

## The Setting

Ugley is located 2 miles north of the village of Stansted Mountfitchet which offers a range of amenities, schooling and train station. The larger market town of Bishop's Stortford is approximately 5 miles to the south and offers a more comprehensive range of amenities, various shops, restaurants and sporting facilities, excellent schooling for all ages and a mainline railway station with direct links to London Liverpool Street and Cambridge. Stansted Airport and J8 of the M11 are approximately 10 minutes by car. Also, 7.5 miles to the north lies the Essex Gem of Saffron Walden with its twice-weekly market, Audley End Station and there are also other train stations at Elsenham and Newport.





### The Accommodation

The well-appointed accommodation is arranged over three floors and comprises of a spacious reception hall with doors to the downstairs shower room and formal dining room. The light and airy sitting room is a superb space with an exposed brick open fireplace being a particular feature. Patio doors lead onto the garden. In addition, a dual aspect study with built in storage, superb garden room with sliding glass doors onto the garden and access into the basement. The fantastic kitchen is a real hub of the home, benefitting from a large island providing additional preparation space. The kitchen leads into the utility area, with separate pantry and a further shower room. The ground floor and basement accommodation benefits from underfloor heating.



The basement can be accessed via the garden room, garden and the reception hall and comprises; games room with integrated storage, snooker room, family room, gymnasium, shower room with eye level storage area and kitchen.

Stairs rise from the reception hall to the first floor with a galleried landing which benefits from built in storage and gives access to six/seven bedrooms and a family bathroom. The principle bedroom suite room benefits from Juliette balcony, five-piece en-suite bathroom with his and hers sinks and separate dressing room. Bedroom two benefits from dressing room with jack and jill doors into the further dressing room/bedroom seven- and five-piece en-suite. Bedrooms three and four benefit from built in storage and en-suites. Bedroom five is a double bedroom and bedroom six is a good size room.

### Outside

The property is approached via a large in and out driveway which provides off road parking for numerous vehicles with access to the double garage. In addition, there is vehicle access to the rear garden. A well-maintained front garden benefits from a pond. The property offers stunning countryside views. The rear garden is laid mainly to lawn, with large mature trees, shrubs and hedging offering a good degree of privacy. A good size patio area provides an ideal space for al fresco dining and outdoor entertaining.

### Services

All mains services are connected

### Local Authority

Uttlesford District Council

### Council Tax

G











Approx gross internal floor area 543 sqm (5850 sqft)

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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