



Highgate House, Bumpstead Road  
CB10 2PW



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# Highgate House

Bumpstead Road | Hempstead | CB10 2PW

## Guide Price £895,000

- An extensive, detached residence extending to approximately 3000 sqft with accommodation over three floors
- 5/6 Bedrooms & 3 Bathrooms
- Principal bedroom suite with wardrobes & ensuite bathroom
- Versatile, second floor space with potential for a gym, home office or additional bedrooms depending on requirements
- Detached, triple garage with parking for several vehicles
- Generous plot of 0.5 acre with mature wrap around gardens
- Stunning countryside views
- EPC: D

### The Property

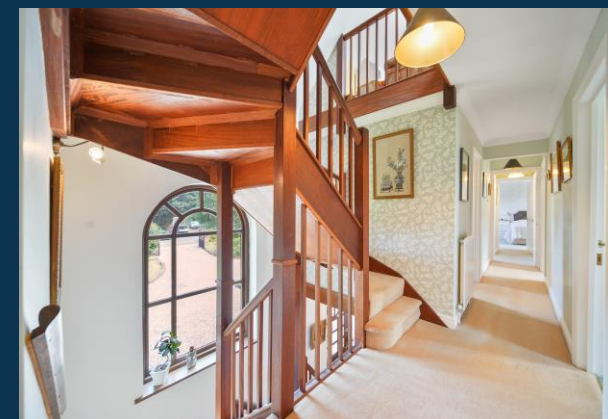
A unique and substantial, 5/6-bedroom, detached property with accommodation over three floors and extending to approximately 3000 sqft. Located in the village of Hempstead the property sits on a plot of around half an acre with triple garage, gardens and stunning countryside views.

### The Setting

The well-regarded village of Hempstead, which has a parish church, is 8 miles from the market town of Saffron Walden with its excellent range of shopping, schooling and recreational facilities, including a leisure centre with swimming pool and an 18-hole golf course. Audley End mainline station is 10 miles and the M11 access point at Stumps Cross (junction 9 - south only) is about 12 miles.

### The Accommodation

In detail, the property comprises of an entrance hall with staircase rising to the first floor with architectural half landing window, built in storage cupboard, understairs storage and doors to adjoining rooms. A superb, dual aspect sitting room benefits from a brick fireplace and inset stove. Patio doors provide access and views to the terrace and garden. The light and airy kitchen is fitted with a matching range of base and eye level units with Corian worktop over, twin sink units, space for dishwasher and two oven Aga. There is a window to rear aspect and door leading to the rear garden. In





addition, the utility room comprising worktop space with sink unit, space for washing machine, tumble dryer and fridge /freezer. There is a window to the front aspect and door providing access to the outdoor space and garden. The ground floor further benefits from a study with window to rear aspect, a dining room with patio doors onto the rear garden and shower room comprising shower enclosure, WC and wash hand basin.

The first-floor landing has stairs rising to the second floor, built-in cupboard housing the hot water cylinder and doors to adjoining rooms. Bedroom one is a fantastic principal suite with dual aspect room with a range of fitted wardrobes, window to the front aspect and Juliet balcony to the rear aspect with superb views over the garden and countryside beyond. An ensuite comprising panelled bath with shower attachment over, twin vanity wash hand basins and WC. Bedroom two has two windows to the rear aspect and built in storage cupboard.

The third bedroom benefits from built in wardrobes and Juliet balcony overlooking the garden and beyond. Bedroom four has window to the rear aspect with views. Bedroom five/office has window to the front aspect. The family bathroom



comprising panelled bath with shower attachment over, wash hand basin and W.C

The second-floor landing has built in cupboard housing the water tanks and opening to the reception area, filled with natural light from two Velux windows. A versatile space which can be utilised dependent upon needs.

To the left is a good size room with Velux window to the rear aspect. An additional room has built in storage and large Velux window to the rear aspect. A family bathroom comprising panelled bath with shower over, low level WC, wash basin and large Velux window.



## Outside

The property sits centrally within a mature plot of approximately half an acre, with a brick wall to the front boundary. The property is accessed via a pair of wrought iron gates, in turn leading to an extensive gravelled driveway with established gardens which are laid mainly to lawn with mature shrubs and hedging. The detached triple garage has up and over doors onto the driveway, personal door to the side and windows to the rear providing natural light. Power and lighting are connected and eaves storage space.

The generous garden to the rear of the property has a southerly aspect and is laid mainly to lawn with a large terrace ideal for al fresco dining and outdoor entertaining. well-stocked flower and shrub borders and views over the adjoining field.

## Services

Mains electricity and water is connected, the central heating is oil fired and drainage is via a private treatment plant.

The property receives the added benefit of 16 Solar Panels with a notional total capacity of 3.78kW which were installed in 2011. Further details upon request.

## Local Authority

Uttlesford District Council

## Council Tax

G



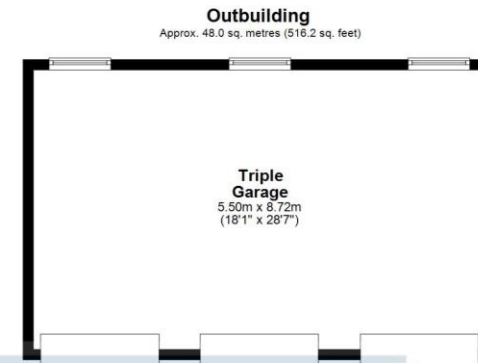
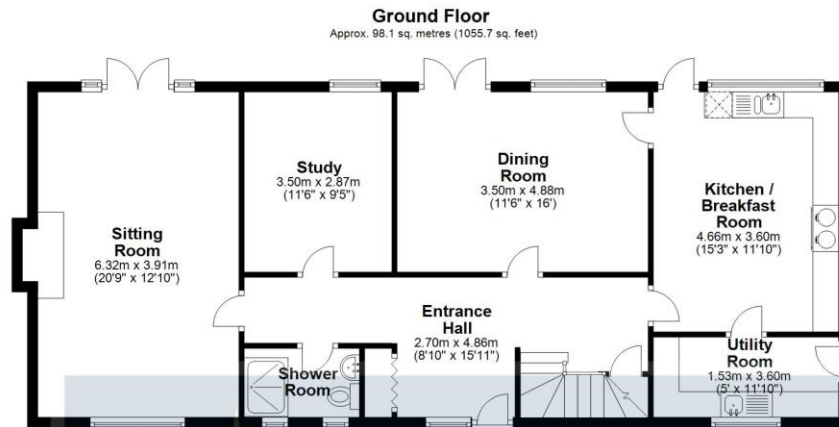








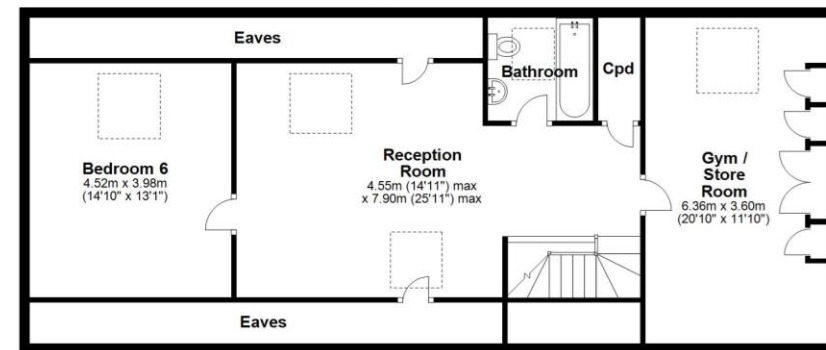




**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS

**01799 668600**

**arkwrightandco.co.uk**



**Main area: Approx. 325.0 sq. metres (3498.6 sq. feet)**  
Plus eaves, approx. 16.2 sq. metres (174.7 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.

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.



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS





01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR  
info@arkwrightandco.co.uk  
www.arkwrightandco.co.uk



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS