

# CHURCHFIELDS

CHURCH LANE, SHEERING CM22 7FG



*A new development of substantial three bedroom detached homes*

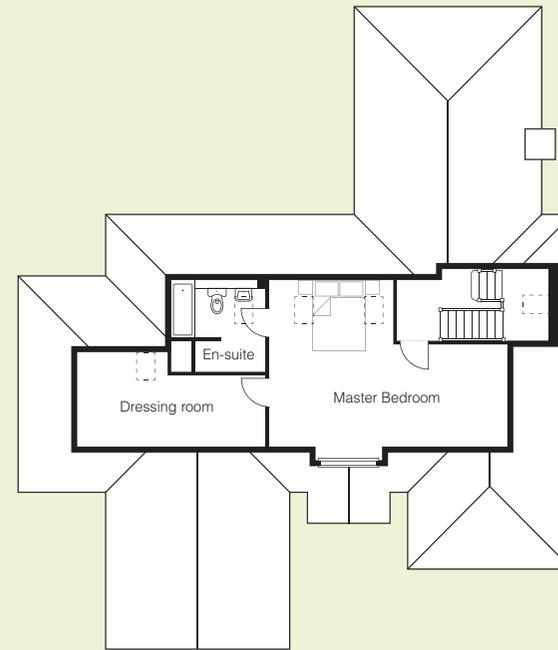
# CHURCHFIELDS

THREE MAGNIFICENT NEW  
CHALET STYLE HOMES IN A UNIQUE  
SETTING SURROUNDED BY OPEN  
COUNTRYSIDE AND OPPOSITE THE  
VILLAGE CHURCH



## PLOT TWO

*A 3 bedroom chalet style home with separate lounge and dining room, kitchen/breakfast area, large master bedroom suite and detached double garage*

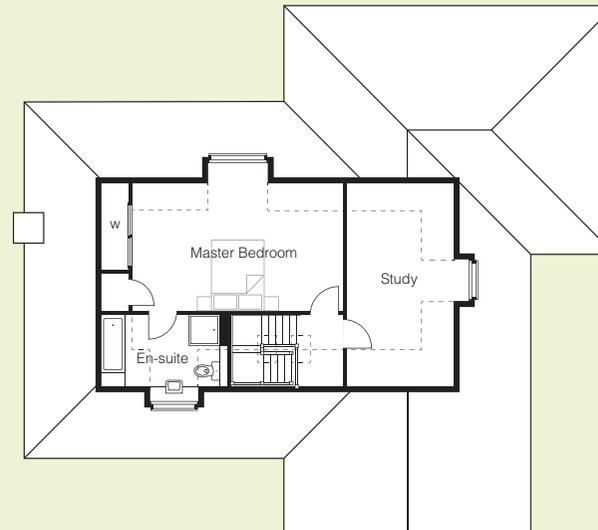


### Ground Floor

Lounge	4.18m x 5.91m
Kitchen/Breakfast Area	7.21m x 3.57m
Utility Room	2.48m x 1.78m
Dining Room	3.95m x 4.0m
Bedroom Three	4.15m x 3.04m
Bedroom Two	3.50m x 3.80m
Cloakroom	
Family Bathroom	
<b>First Floor</b>	
Master Bedroom	6.69m (max.) x 5.11m (max.)
Dressing Room	6.01m x 2.25m (max)
En-suite Shower Room	

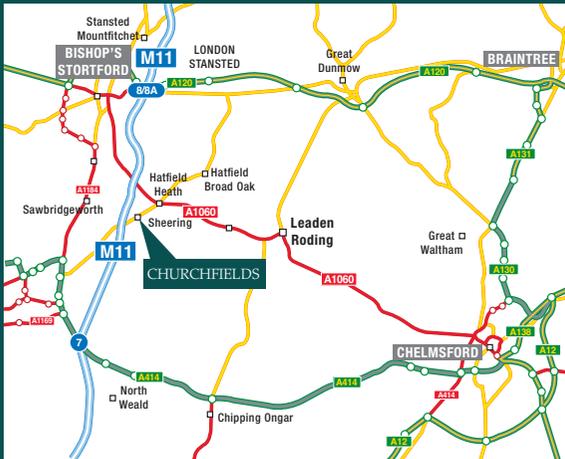
## PLOT THREE

*A 3 bedroom chalet style home with separate lounge and dining room, kitchen/breakfast area, master bedroom, large study and detached double garage*



### Ground Floor

Lounge	5.32m x 5.92m
Dining Room	5.30m x 3.04m
Kitchen/Breakfast Area	4.85m x 4.67m
Utility Room	2.18m x 2.08m
Bedroom Two	3.37m x 5.91m
En-suite Shower Room	
Bedroom Three	4.69m x 4.34m
En-suite Shower Room	
<b>First Floor</b>	
Master Bedroom	6.50m x 3.63m
En-suite Shower Room	3.59m x 2.71m (max.)
Study	7.82m x 5.88m



Churchfields offers just two delightful chalet style homes overlooking the local church. The village of Sheering is convenient for both Bishop's Stortford and Harlow which offer extensive shopping, transport and leisure facilities, plus a good choice of cafes, bars and restaurants.

The village itself consists of approximately 350 houses and provides two pubs, pre-school and primary schooling, a hairdressers, sandwich shop and a general store with post office. Bus services connect to Harlow and Chelmsford.

## SPECIFICATION

### KITCHEN AND UTILITY ROOMS

- Fully fitted kitchens in Shaker style with Corian work tops
- Integrated Neff appliances including high level double oven and electric halogen hob
- Chrome mixer taps and stainless steel extractor hood
- Integrated Neff dishwasher and fridge freezer
- Spaces for washing machine and tumble drier

### BATHROOMS AND EN-SUITE SHOWERS

- White sanitary ware from Roca Gap range
- Chrome taps and fittings
- Mains pressure thermostatic controlled showers
- Semi pedestal basins and concealed cisterns where possible
- Wall and floor tiling from 'Porcelanosa'

### HEATING AND HOT WATER

- Gas fired boiler with underfloor heating to ground floor
- Thermostatically controlled radiators to first floor
- Emersion backup for hot water
- Heated dual fuel towel rails to bathrooms and en-suite shower rooms
- Multi-fuel log burner to lounge

### INTERNAL FINISHES

- All walls and ceilings skimmed prior to decorating
- Egg shell finish to skirting and architraves
- White painted timber staircases with stained hard wood handrail
- Tiled floors to entrance hall, kitchens and utilities rooms
- Fitted carpets throughout

### ELECTRICAL

- TV points to all living rooms and bedrooms with satellite and terrestrial TV aerial
- Chrome electrical fittings to kitchens, bathrooms and en-suite shower rooms
- Under pelmet lighting to kitchens
- Recessed spotlights to kitchen areas, dining rooms, bathrooms and shower rooms
- 5 amp lamp circuits to lounges
- Smoke detectors
- Light and power supply to garages and carports
- Outside light fittings with movement sensor or dawn to dusk control



Telephone:  
**01279 600333**  
www.intercountry.co.uk



info@chelsteen.co.uk  
www.chelsteen.co.uk

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