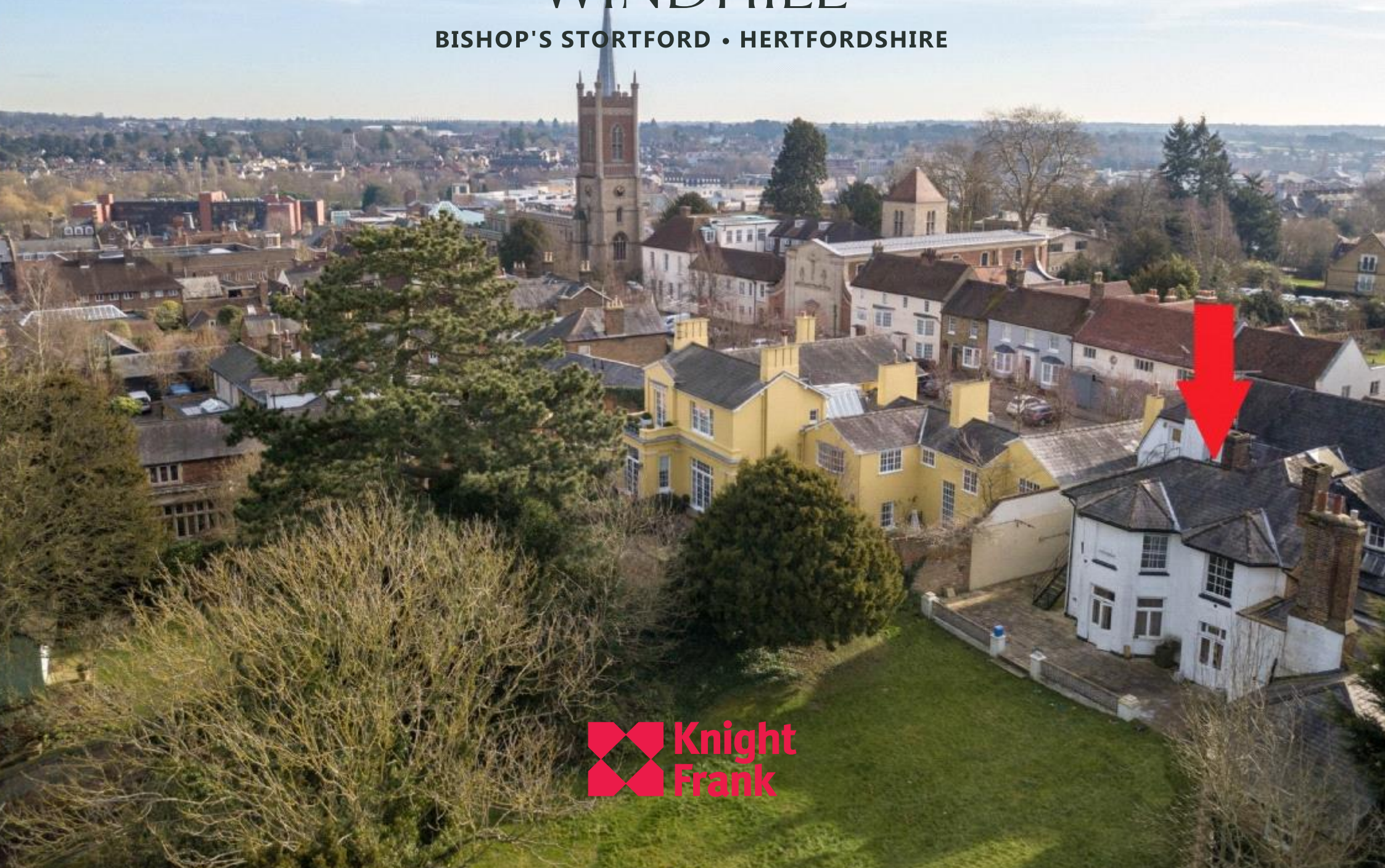


WINDHILL

BISHOP'S STORTFORD • HERTFORDSHIRE



WINDHILL

BISHOP'S STORTFORD • HERTS

Rare Freehold Development Opportunity (subject to planning)

Ground floor • Entrance hall • Bar area • Kitchen
6 Reception rooms • Log store • Boiler room • 2 Cloakrooms

First Floor: 6 Bedrooms • 2 WCs

Second Floor: 5 Bedrooms • 1 Bathroom

Cellars • Mature walled garden

In all circa 0.4 acre

Bishop's Stortford Station • 0.6 miles (38 minutes to London
Liverpool Street)

Stansted Mountfitchet • 3.3 miles (41 minutes to London
Liverpool Street)

Sawbridgeworth • 4.3 miles

Stansted airport • 4.7 miles

(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





28 Windhill

The British Legion Club is an historic Grade II listed building dating back to the 18th century which was refaced in the mid-19th century. Stucco fronted with a slate roof, the property extends to two and a half stories and approximately 7,000 square feet with a modern central Doric porch and large plot measuring circa 0.4 acre. The property is in a state of interior and exterior dilapidation and requires investment to bring it up to modern standards either for commercial or residential use (subject to planning).

The Royal British Legion, Bishop's Stortford branch was formed in 1921 and first administered from a small Air Raid hut behind the town's original football ground at Rhodes Avenue. From the start, a strong membership was sustained but with the ending of World War II several members proposed that a more fitting premises be found to accommodate servicemen returning from the war. Hearing of this, Phillip Rust - who had lost three sons in the conflict - offered No 28 Windhill at a nominal sum. Subsequently £3,000 was raised to purchase the premises, which was completed on 11th October 1948. 28 Windhill remained the home of the Royal British Legion until 30th September 2017 when it relocated.

Open days as follows:

Saturday 3rd November 9am-12pm
 Monday 12th November 10am-12pm
 Tuesday 20th November 2pm-4pm
 Saturday 1st December 10am-12pm

Best and final offers on or before 12pm on Wednesday 5th December to Jonathan Stratford, Knight Frank, Bishop's Stortford.

Situation

Windhill is considered to be one of the best locations in Bishop's Stortford, highly sought after by home buyers for its picturesque historical setting and excellent links to London and Cambridge via road and rail. The town boasts extremely well regarded state and private schooling for all ages as well as many varied social, shopping and recreational amenities.

Directions (Postcode CM23 2NG)

From our Bishop's Stortford office turn left onto North Street. At the traffic lights turn right onto High Street, continue on to Windhill and 28 Windhill is at the top of the hill on the right hand side.

Services

Gas fired central heating, mains drainage and electricity.

Schools

Windhill Primary School, St Michael's CofE Primary School, St Joseph's Catholic School, Northgate Primary School, St Mary's Catholic School, Hockerill Anglo-European College, The Hertfordshire & Essex High School, Bishop's Stortford College.

Viewings

Strictly by appointment only with the selling agents Knight Frank and Vail Williams.

Local authority

East Hertfordshire District Council. Tel: 01279 460040.

28 Windhill, Bishop's Stortford

Approximate Gross Internal Floor Area
Main House = 665.84 sq.m./7,167 sq.ft.
Log Store = 3.09 sq.m./33.23 sq.ft.
Outside = 2.58 sq.m./27.74 sq.ft.
Total = 671.51 sq.m./7,227.97 sq.ft.
Restricted Height: -----

