



**UNITS**

**The Hayloft**

**Unit 1 £950,000**  
 Size: 2,434 sq.ft  
 Bedrooms: 5  
 Bathrooms/En Suites: 4

**The Old Forge**

**Unit 2 £695,000**  
 Size: 1,613 sq.ft  
 Bedrooms: 4/5  
 Bathrooms/En Suites: 2

**The Granary**

**Unit 3 SOLD**  
 Size: 3,031 sq.ft  
 Bedrooms: 5  
 Bathrooms/En Suites: 3

**The Long House**

**Unit 4 £950,000**  
 Size: 3,233 sq.ft  
 Bedrooms: 5  
 Bathrooms/En Suites: 5

**The Old Stables**

**Unit 5 £795,000**  
 Size: 1,978 sq.ft  
 Bedrooms: 5  
 Bathrooms/En Suites: 3

The development, situated in stunning Hertfordshire countryside, comprises of 5 fabulous barns converted from the historic courtyard buildings of Battles Hall farm.

Within the curtilage of Battles Hall, a Grade II Listed building, these 5 beautiful barns are being converted for a Summer 2012 completion. These truly exceptional homes will be finished to the highest standard with quality natural materials.

The original features will be retained and their character enhanced by combining them with modern touches in a balanced contrast of old and new. Careful consideration has been given to the external finishes, the blending of traditional brickwork and ovolo-edged weatherboarding with a mixture of natural slate and clay tiles producing a sympathetic and aesthetically pleasing finish.

**LOCATION**

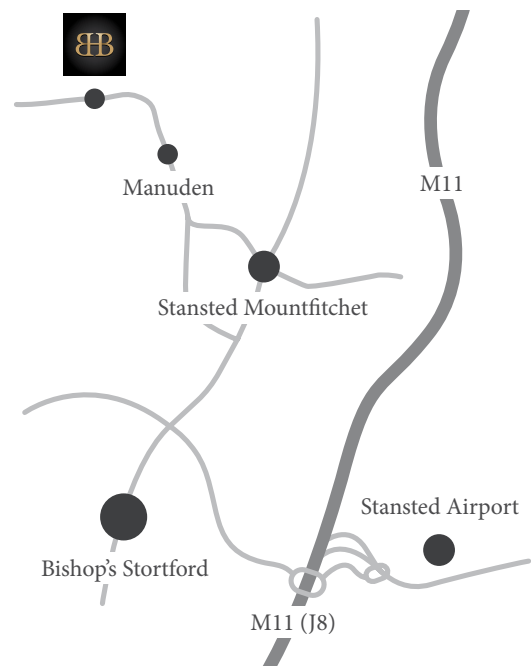
Battles Hall Barns are located within the Manuden village boundary. This is significant for buyers interested in their children attending Manuden Primary School, ranked 1st in the National League tables (as published in the Telegraph on 15th December 2010).

Bishop's Stortford, the closest major town, sits only 4 miles away. The town's mainline station boasts a train service to London Liverpool Street that is both fast (40-45mins) and frequent (every 10-15 during peak times). The Stansted Express is a dedicated train service connecting London Liverpool Street and Stansted airport, via Bishop's Stortford, with 4 fast trains running per hour.

Junction 8 of the M11 is also only 5.8 miles away while Stansted Airport lies 9 miles distant. The Battles Hall Barns site sits side on to the runways such that the site does not lie under any flight paths resulting in convenient access to the airport without the noise pollution.

**SPECIFICATION**

Buyers who wish to purchase off plan will be given the opportunity to influence specification. While each property has been designed, input from buyers is very much welcomed.



Picture for illustrative purposes only and unit designs and boundaries subject to change