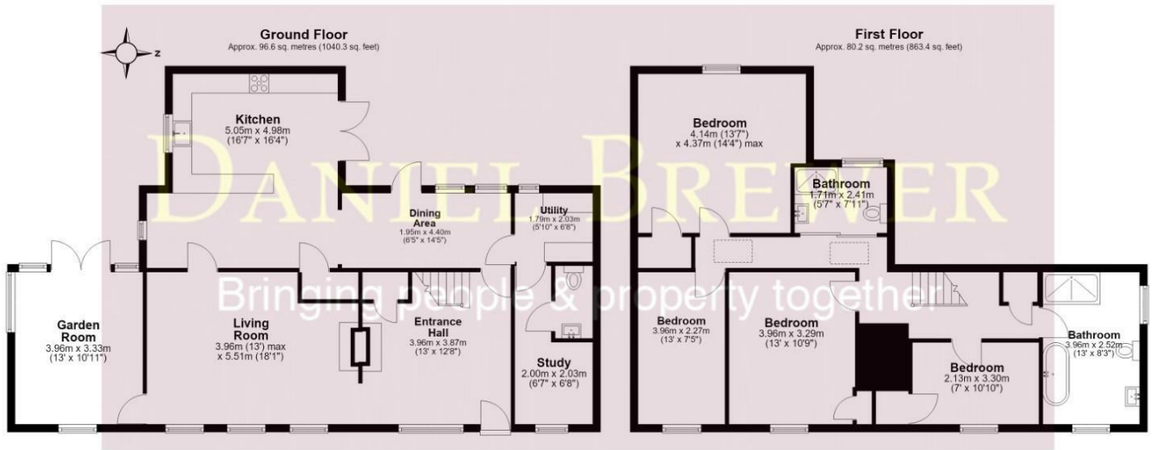

Total area: approx. 176.9 sq. metres (1903.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Daniel Brewer

51 High Street
Great Dunmow
Essex, CM6 1AE

Telephone • 01371 856585
Website • www.danielbrewer.co.uk
E-mail • info@danielbrewer.co.uk

DANIEL BREWER

51 High Street
Great Dunmow
Essex, CM6 1AE

Telephone • 01371 856585
Website • www.danielbrewer.co.uk
E-mail • info@danielbrewer.co.uk

THE GREEN, WIDDINGTON, SAFFRON WALDEN, ESSEX, CB11 3SD

OFFERS OVER £1,000,000

THE GREEN
WIDDINGTON
SAFFRON WALDEN
ESSEX
CB11 3SD

Located in the centre of the highly desirable village of Widdington, overlooking the picturesque village green, this impressive four bedroom detached Grade II Listed country home combines period character with stylish, contemporary living. The property has been fully refurbished and offers spacious and versatile accommodation arranged over two floors. The ground floor comprises a welcoming entrance hall, elegant living room, generous kitchen/breakfast/dining room, study, conservatory, utility room and cloakroom. Upstairs, there are four well-proportioned bedrooms, complemented by a modern shower room and separate family bathroom. Outside, the property enjoys a generous landscaped rear garden, offering a peaceful and private setting with beautiful views across the surrounding open countryside. To the front, there is ample driveway parking, adding further convenience to this exceptional village home.

- Four Bedrooms Detached Country Home
- Grade II Listed Period Property
- Generous Landscaped Garden With Countryside Views
- Ample Driveway Parking
- Central Village Location
- Sympathetically Refurbished Throughout
- Modern Living Layout With A Wealth Of Period Features
- High Specification Finish
- In Excess OF 1900 Square Feet Of Accommodation
- Highly Regarded Village On The Outskirts Of Saffron Walden

Accommodation

Accessed via a welcoming storm porch, the generous entrance hall features a striking red brick fireplace, limestone tiled flooring and stairs rising to the first floor landing.

An opening leads through to the cosy yet impressive living room, which is flooded with natural light from windows to multiple aspects. A feature inglenook fireplace with inset wood burning stove creates an attractive focal point, while the room retains a wealth of exposed timbers adding to its character and charm.

A single door leads from the living room into the garden room, which features attractive windows and double doors opening directly onto the rear garden. This delightful space is again filled with natural light and provides a wonderful connection between the house and the gardens.

Accessed from both the living room and entrance hall is the generous L-shaped kitchen/breakfast/family room. Finished to a high standard throughout, the room features a bespoke fitted kitchen complemented by Quartz work surfaces. Designed with both everyday family life and entertaining in mind, this impressive space is flooded with natural light and undoubtedly forms the hub of the home.

Serving the kitchen is a charming country style utility room, complete with inset Butler sink and designated space for a washing machine and tumble dryer.

A well-positioned study sits to the front of the property and enjoys a beautiful outlook over the village green, providing an attractive and peaceful home working environment.

Completing the ground floor is a stylish cloakroom fitted with Burlington sanitaryware.

The first floor provides four well-proportioned bedrooms, all presented to a high standard and benefiting from the character and charm associated with this period home. The bedrooms are served by a luxurious family bathroom featuring a four-piece suite, together with an additional fully tiled shower room.

Garden
To the rear of the property is an attractive sandstone patio area enclosed by retaining flint walls, with a further patio area accessed directly from the garden room, creating an ideal setting for outdoor dining and entertaining.

Steps lead up to the remainder of the garden, which is predominantly laid to lawn and complemented by a variety of mature shrubs and established trees, providing an attractive and private backdrop.

A further patio area is situated on the second tier of the garden and is accessed from the formal lawn. The garden also benefits from three timber sheds, external lighting and power, while side access is provided via timber gates to both side elevations.

A particular feature of the gardens is the wonderful open aspect to the rear, with the property backing directly onto open countryside and enjoying beautiful views.

Shingle Driveway
To the front of the property is a generous shingle driveway providing ample parking for several vehicles, enclosed by an attractive and characterful flint wall.

Location Summary
Set within the peaceful and picturesque village of Widdington, the property enjoys a tranquil rural setting surrounded by beautiful countryside, whilst remaining conveniently located for nearby towns and transport links.

The village is home to the historic 12th-century church and the much loved Fleur de Lys public house, both within easy walking distance, as well as a welcoming community with regular events held at the village hall.

Newport is approximately 2 miles away and offers local amenities and a mainline railway station with direct services to London Liverpool Street, with journey times from around one hour. The historic market town of Saffron Walden is approximately 5 miles away, offering a wide range of shops, cafés, restaurants, schools and leisure facilities, together with attractions including Saffron Walden Museum and Audley End House & Gardens.

Cambridge is approximately 20 miles away and is readily accessible via the nearby M11. The area also benefits from a good selection of highly regarded schools, both state and independent, within the surrounding villages and towns.