



PRESTIGE & VILLAGE

UK's finest properties

ORCHARD COTTAGE, BRIXTON LANE, SAFFRON WALDEN, CB11 3YW



An opportunity to purchase this truly stunning four bedroom detached period property located in the picturesque village of Rickling Green. This super property offers generous well planned accommodation that includes a detached bedroom self contained annexe, The house accommodation includes a large luxury kitchen/diner, snug with large open fire place, conservatory, office, lounge and cloakroom. On the first floor the property there are 4 double bedrooms, bathroom and shower room. Located in Rickling Green the property is surrounded by beautiful countryside views yet is only a short drive from a mainline station at Stansted Mountfitchet and Newport.





- Detached Period Property
- Re-Fitted Kitchen
- Stunning Features
- Rural Setting
- Detached Annexe
- Landscaped Garden
- Ample Parking
- Four Bedrooms
- Three Reception Rooms
- Two Bathrooms







KITCHEN/DINER

20'9 x 19'1 (6.32m x 5.82m)

SNUG

12'3 x 12'11 (3.73m x 3.94m)

CONSERVATORY

19'9 x 14'7 (6.02m x 4.45m)

OFFICE

12'11 x 9'8 (3.94m x 2.95m)

LOUNGE

10'9 x 14'7 (3.28m x 4.45m)

MASTER BEDROOM

12'7 x 10'8 (3.84m x 3.25m)

BEDROOM TWO

10'11 x 9'10 (3.33m x 3.00m)

BEDROOM THREE

12'7 x 9'8 (3.84m x 2.95m)

BEDROOM FOUR

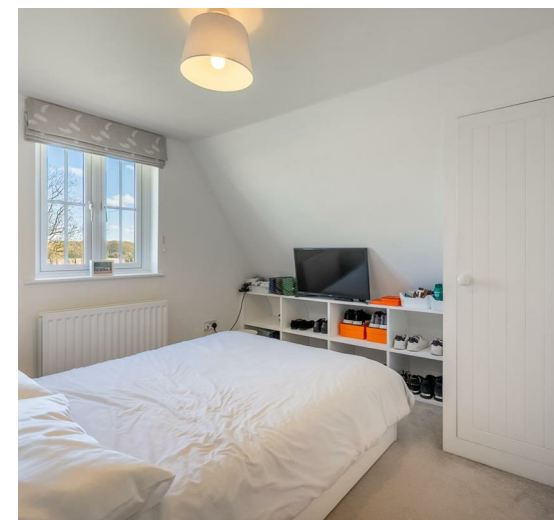
12'7 x 12'3 (3.84m x 3.73m)

BATHROOM

Family Bathroom

SHOWER ROOM

Modern Shower Room





Rickling is a village in the civil parish of Quendon and Rickling, in the Uttlesford district of Essex, England. The village is situated approximately 6 miles (10 km) north from the town of Bishop's Stortford. Saffron Walden, at 5 miles (8 km), and the larger village of Newport, at 2 miles (3 km), lie to the north-east.

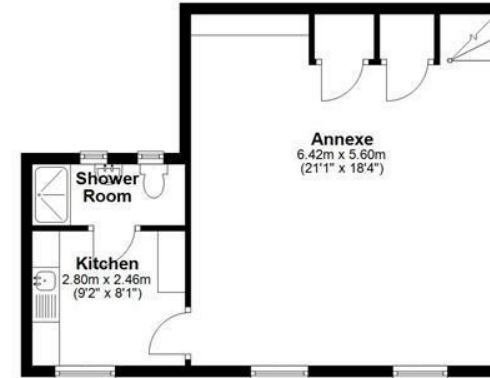
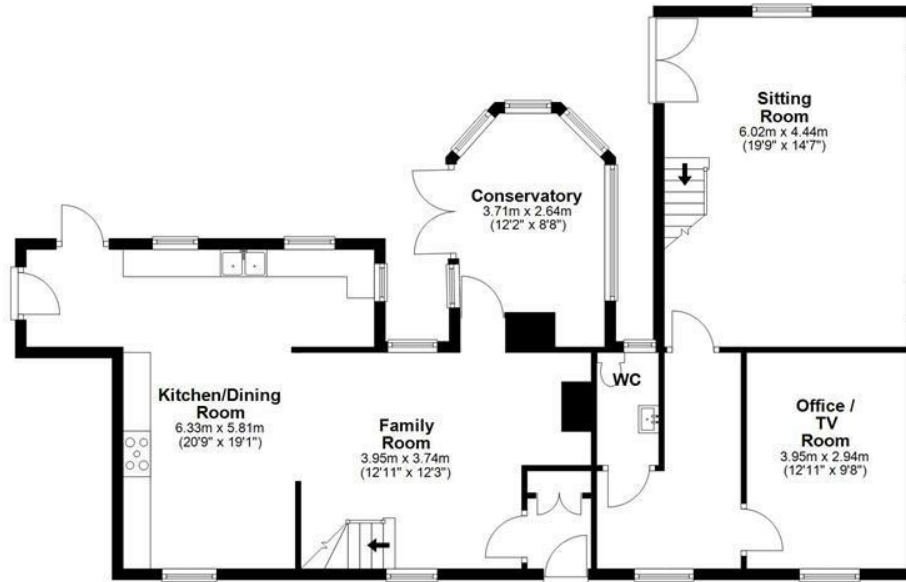


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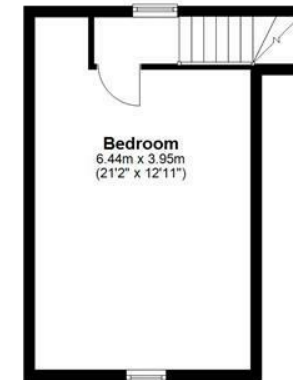
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Why energy efficient? Lower running costs	Current	Target	Why environmentally friendly? Lower CO ₂ emissions	Current	Target
£10,000	A		£10,000	A	
£11,000	B		£11,000	B	
£12,000	C		£12,000	C	
£13,000	D		£13,000	D	
£14,000	E		£14,000	E	
£15,000	F		£15,000	F	
£16,000	G		£16,000	G	
£17,000			£17,000		

Not energy efficient? Higher running costs
 Not environmentally friendly? Higher CO₂ emissions
 England & Wales EU Directive 2002/91/EC
 England & Wales EU Directive 2002/91/EC

Ground Floor
Approx. 153.2 sq. metres (1648.7 sq. feet)



First Floor
Approx. 99.9 sq. metres (1075.2 sq. feet)



Total area: approx. 253.1 sq. metres (2723.9 sq. feet)

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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