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Plot 1, Hedgehog Place Wills Ayley, Sewards End, CB10 2LT

**** FULLY BOOKED FOR VIEWINGS**** Please contact the office to be added to the cancellation list. A substantial and individual, single storey barn conversion providing versatile living space, incorporating an impressive reception space. The property forms part of a small development of barn conversions and is available now on an unfurnished basis.

£2,250 PCM

- Single storey barn conversion
- High quality, contemporary specification
- Impressive vaulted kitchen/living area
- Four double bedrooms
- Double garage and ample parking
- Stunning semi-rural location

The property is located in a quiet lane on the outskirts of the well regarded village of Swards End, conveniently located 2 miles east from the market town of Saffron Walden which offers excellent shopping and schooling R A Butler (infant and junior) and The County High (secondary) plus recreational facilities including a Tesco Superstore and leisure centre with swimming pool. Audley End main line station offering a commuter service into London's Liverpool Street is 3 miles away and the M11 access at Stump Cross (Junction 9) is 6 miles distant.

ACCOMMODATION with approximate room sizes

ENTRANCE HALL

Entrance door with adjoining full height window, large walk-in coats cupboard and further built-in cupboard housing the hot water cylinder and underfloor heating system. The hallway extends to the rear providing access to the bedrooms with automatic low level lighting.

KITCHEN/DINING/LIVING ROOM

An impressive contemporary living space with high ceiling and enjoying a good degree of natural light via glazed doors and windows to two aspects, also providing access to the terrace and garden. The kitchen boasts quality German wall units including integrated Siemens single oven, combi microwave and tall larder fridge. Together with a large island incorporating Bora vented induction hob, prep sink, large pan drawers, Siemens dishwasher and Caple wine cooler.

SITTING ROOM

Window to the rear aspect, log burning stove and wall-mounted TV/media point.

REAR HALLWAY

Glazed door providing access to the terrace and garden. Further door to:

UTILITY ROOM

The utility room comprises a range of base and eye level quality German rigid kitchen units, 20mm Artscut quartz worktop and a stainless steel inset large single bowl single drainer sink and chrome monobloc mixer tap. Space and plumbing has been allowed for freestanding fridge-freezer, washing machine & tumble dryer. Further door to:

GROUND FLOOR SHOWER ROOM

Suite comprising wall hung WC, large vanity wash basin, shower area and window. The room would be ideal for washing muddy paws after a countryside walk.

BEDROOM 1

Glazed door with adjoining full height windows providing access to the courtyard terrace and garden beyond. Large walk-in wardrobe and door to:

EN SUITE BATHROOM

Suite comprising large shower enclosure, contemporary free standing bath, vanity wash basin, WC and window.

BEDROOM 2

Glazed door with adjoining full height window providing access and views to the terrace and garden. Walk-in wardrobe.

EN SUITE

Suite comprising large shower enclosure, vanity wash basin, WC and window.

BEDROOM 3

Glazed door and adjoining full height window overlooking the terrace and garden.

EN SUITE

Suite comprising large shower enclosure, low level WC, wash basin and window.

BEDROOM 4

Glazed door with adjoining full height window providing access to the terrace and garden.

EN SUITE

Suite comprising large shower enclosure, low level WC and vanity wash basin.

OUTSIDE

The property is accessed via New House Lane. To the side of the property is an off-street parking area with an adjoining double garage. The rear garden features an extensive natural stone paved terrace, a seeded lawn and newly planted trees.

DOUBLE GARAGE

Electric operated up and over door, power and lighting connected, eaves storage space and glazed personal door to the rear.

LETTING AGENT'S NOTES

Holding Deposit - £519.00

Deposit - £2596.00

EPC - C

Council Tax - To be assessed

Square Footage - 3,462.31 sqft

Property Type - Detached barn conversion

Property Construction - Brick and block and

timber frame with tiled roof

Parking - Double garage and driveway

Rights of Way, Easements, Covenants - There is a shared access driveway to Hedgehog Place

Electric Supply - Mains

Water Supply - Mains

Sewerage - Private sewerage treatment plant

Heating - Oil underfloor heating

Broadband - Starlink high speed broadband available

Mobile Signal/Coverage - Good

Planning Permission - Planning approval has been granted to convert the agricultural barns in the courtyard to residential units.

VIEWINGS

By appointment through the Agents.



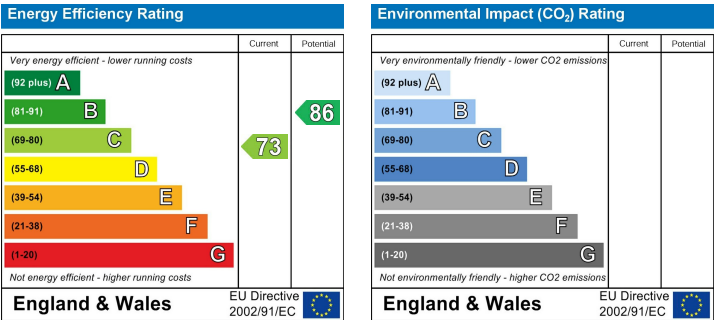


Illustration for identification purposes only, measurements are approximate, not to scale.

Note: Not to scale –
For guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings



Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.

Agents note: [For more information on this property please refer to the Material Information Brochure on our website.](#)