





### **Wenden Road**

Arkesden, CB11 4HB

- Minimum of a 12 month tenancy
- Managed by Cheffins
- Five bedrooms
- Detached Manor House
- Five bathrooms
- Double garage
- Plentiful parking
- Beautiful grounds

A beautiful five bedroom detached manor house located in the beautiful village of Arkesden. The Property comprises 5 bedrooms, 5 bathrooms, kitchen with a glass vaulted breakfast room, formal dining & sitting rooms with large feature fireplaces and a separate study. Set in extensive grounds and offering parking for multiple vehicles as well as double garage. Available January



## £3,500 PCM



## CHEFFINS















#### **LOCATION**

Five miles south-west of Saffron Walden and twenty miles south of Cambridge, Arkesden is considered one of the prettiest villages in the country. The village pub, the Axe & Compasses provides a quintessential country pub, it has been recently refurbished and serves some of the best food in the surrounding area. Audley End and Newport Mainline Stations, both of which offer a commuter service to London Liverpool Street are about 3 miles and there are M11 access points at Junction 10 (northbound) and Junction 8 (southbound), both approximately 10 miles away.

## **CHEFFINS**

#### **GROUND FLOOR**

#### **HALLWAY**

Comprising a large coats cupboard with rail, large double glazed

#### **DINING ROOM**

Accessed via a large oak door, two double glazed windows to the front aspect, large feature red brick fireplace, the room has exposed beams and timbers throughout.

#### **KITCHEN**

A range of base and eye level units with worktop over, tiled splashbacks, stainless steel sink and drainer, large oil fired Aga and separate free standing electric cooker, integrated fridge and freezer, double glazed window to rear aspect and exposed beams with landing above.

#### BREAKFAST ROOM/CONSERVATORY

With elevated glass ceiling and double glazed windows around with views to the rear aspect over open countryside and onto rear garden, patio doors leading onto terrace.

#### **UTILITY ROOM**

Comprising base level units with worktop over, stainless steel sink and drainer with freestanding washing machine and dryer underneath, freestanding fridge freezer and large built in cupboards, one of which is housing the oil fired boiler.

#### WC

Comprising low level WC and hand wash basin.

#### SITTING ROOM

This room is accessed either via the utility room or from the dining room so perfect for entertaining. The room has exposed timbers throughout and a feature red brick fireplace, double glazed windows to the front, side and rear aspects.

#### **STUDY**

Large window to the front aspect, this is also a useful storage space which has access to the side of the property and a built in cupboard housing the hot water system.

#### **FIRST FLOOR**

#### **LANDING**

Exposed timbers throughout looking down onto the kitchen.

#### **BEDROOM ONE**

Large built in wardrobe with shelves and rail, large windows to the front and rear aspect and access to:

#### **EN SUITE BATHROOM**

Comprising deep panelled bath with shower head and taps over, shower screen, built in vanity unit and wash basin, low level WC, heated towel rail, extractor fan and double glazed window to the rear aspect.

#### **BEDROOM TWO**

Large window to the front aspect and access through to:

#### **EN SUITE BATHROOM**

Comprising deep panelled bath, pedestal wash hand basin and low level WC, heated towel rail and extractor fan over.

#### **BEDROOM THREE**

With exposed beams and timbers, large built in wardrobe with shelves and rail, window to the front aspect. Access through to:

#### **EN SUITE BATHROOM**

Comprising a three piece suite with deep panelled bath and stainless steel shower head and taps over, vanity unit and built in wash hand basin, low level WC, feature red brick chimney breast, heated towel rail, extractor and double glazed window.

#### **BEDROOM FOUR**

Exposed timbers, double glazed window to the side aspect.

#### **EN SUITE**

Comprising three piece suite, deep panelled bath, stainless steel shower head over, built in vanity and hand wash basin, low level WC, double glazed window to the rear aspect.

#### BEDROOM FIVE/OFFICE

Exposed timbers, built in wardrobe with shelves and rail and double glazed window to the front aspect.

#### **FAMILY BATHROOM**

Large airing cupboard with shelving and housing the pressurised water system, shower cubicle, low level WC, pedestal wash hand basin, heated towel rail and extractor fan over, double glazed window to the rear aspect.

#### **OUTSIDE**

There is a generous sized garden front and rear, mainly laid to lawn with shrubs and trees on the borders. There is a large driveway with ample off street parking and a large double door garage for useful storage also.

#### **VIEWINGS**

Strictly by appointment through the agent

#### **LETTING AGENT NOTES**

Holding Deposit: £807.00

For more information on this property please refer to the Material Information brochure on our Website.







# CHEFFINS









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# Energy Efficiency Rating Very energy efficient - lower running costs (02 plus) A (81491) B (6640) C (55-64) D (35-54) E (21-33) F (1200) G Kell energy efficient - higher running costs England & Wales

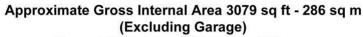
£3,500 PCM Council Tax Band - F Local Authority - Uttlesford District

Council

#### Agents note:

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Hill Street Saffron Walden, Essex, CB10 1JD | 01799 523656 | cheffins.co.uk



Ground Floor Area 1736 sq ft - 161 sq m First Floor Area 1343 sq ft - 125 sq m Garage Area 441 sq ft - 41 sq m









