



The Granary, Great Chesterford, CB10 1PE

**CHEFFINS**



## The Granary

Kings Mill, Newmarket Road,  
Great Chesterford,  
CB10 1PE

- Minimum of a 12 month tenancy
- Managed by Cheffins
- Four bedrooms
- Double garage & garden
- Exposed timbers and beams
- Excellent transport links
- Fitted kitchen with white goods

An attractive four bedroom property forming part of a former granary conveniently located close to commuter road and rail links. The property enjoys well proportioned and versatile accommodation including three reception rooms, en suite and bathroom, private garden and double garage.

4 2 3

**£1,700 PCM**





## LOCATION

Great Chesterford is one of the area's most sought after villages with its outstanding range of local amenities including a store, fine church, primary school, hotel/restaurant, 2 inns and its own mainline railway station with a commuter service to Cambridge and London Liverpool Street. The market town of Saffron Walden is situated about 4 miles to the south and the university city of Cambridge about 11 miles to the north. The nearest M11 motorway access point is less than 1 mile away at Stump Cross and for the international commuter Stansted Airport is located just off Junction 8 on the M11 motorway close to Bishop's Stortford.

## GROUND FLOOR

### ENTRANCE HALL

Glazed entrance door, staircase rising to the first floor landing, understairs storage cupboard and further cupboard housing the electric fuse box and electrical metre.

### CLOAKROOM

Comprising low level WC and vanity unit with wash hand basin and storage below and extractor fan.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with worktop over, gas hob with extractor over, integrated oven and grill, further integrated appliances include dishwasher, fridge freezer and washer dryer, stainless steel sink and drainer with taps over, tiled splashbacks, original exposed beams and window to the front aspect with secondary glazing.

### LIVING ROOM

Accessed via a pair of glazed double doors from the entrance hall, wood effect flooring, feature gas fireplace, exposed beams and timbers, glazed door leading on to the balcony with steps down to the garden and secondary glazed window overlooking the garden.

### DINING ROOM

With exposed beams and timbers, wood effect flooring throughout and large patio doors and additional window to the side aspect.

## STUDY

Dual aspect with secondary glazed windows to the front and side aspects, exposed beams and timbers.

## FIRST FLOOR

### LANDING

Window to front aspect and large airing cupboard with built in shelving and rail.

### BEDROOM 1

Dual aspect room with secondary glazed window to the side aspect and in addition to a pair of secondary glazed doors leading on to a Juliette balcony and overlooking the rear aspect of the property. Fitted with a range of built in wardrobes, door to:

### EN SUITE BATHROOM

Three piece suite comprising deep panelled bath with independent shower and mixer taps over, pedestal wash hand basin, low level WC, tiled splashbacks, wall mounted heated towel rail and extractor fan over.

### BEDROOM 2

Built in wardrobe and secondary glazed window to the rear aspect.

### BEDROOM 3

Secondary glazed window to the front aspect and built in wardrobe.

### BEDROOM 4

Dual aspect room with secondary glazed windows to the front and side aspects.

## BATHROOM

Comprising panelled bath with independent shower over, low level WC, pedestal wash hand basin and heated towel rail.

## OUTSIDE

The property is set in the grounds of a former mill conveniently placed for access to the village and walking distance of the train station and also easy access to the M11. The property benefits from off street parking, double garage, its own private garden which comprises a lawned area, flower beds and paved paths.

## VIEWINGS

By appointment through the Agent.

## LETTING AGENT NOTES

Holding Deposit - £392.00

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









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>82</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

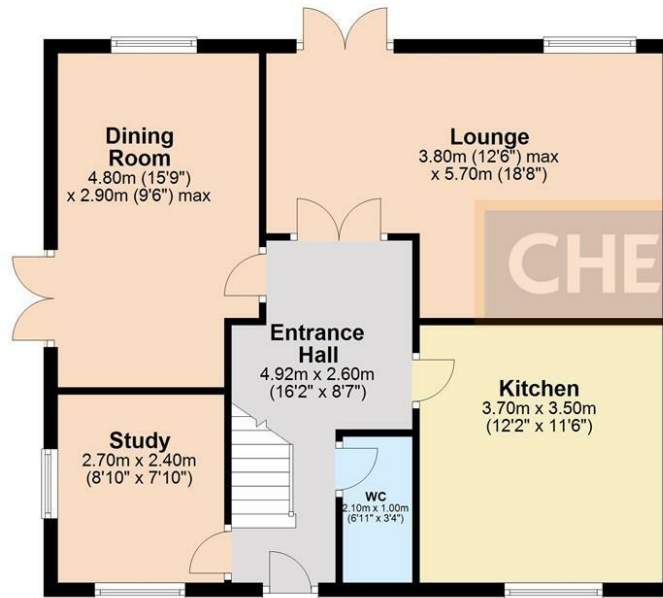
£1,700 PCM

Council Tax Band - D

Local Authority - Uttlesford

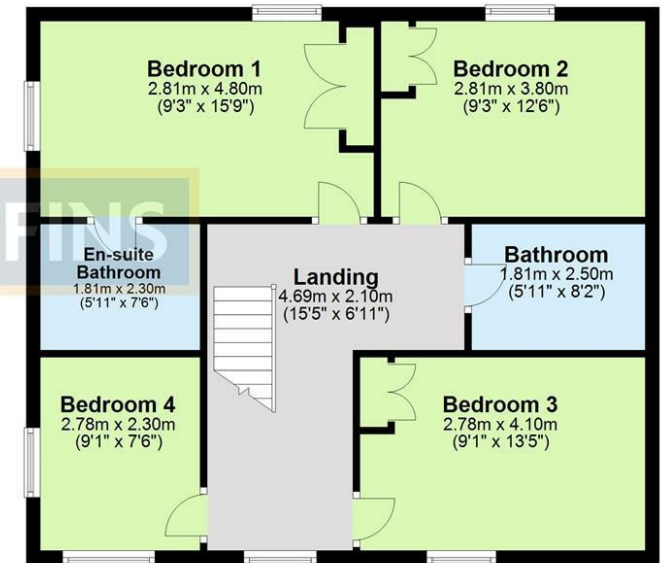
### Ground Floor

Approx. 66.1 sq. metres (711.8 sq. feet)



### First Floor

Approx. 66.1 sq. metres (711.8 sq. feet)



Total area: approx. 132.2 sq. metres (1423.5 sq. feet)

Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.



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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.