



Hampit Road, Arkesden, CB11 4HJ

**CHEFFINS**



## Hampit Road

Arkesden,  
CB11 4HJ

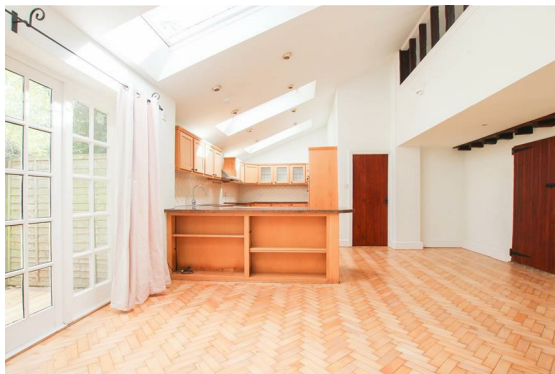
- MINIMUM OF A 12 MONTH TENANCY
- MANAGED BY CHEFFINS
- FOUR BEDROOMS
- GARDENS
- GARAGE
- TWO DRIVEWAYS
- UNFURNISHED
- AVAILABLE NOW

The Ancient Shepherd is a truly charming property, positioned in the highly desirable village of Arkesden. Boasting four bedrooms with en suite to master as well as large living space, stunning kitchen diner and beautiful garden. There is also driveway parking for up to three cars. Offered on an unfurnished basis and available now.

4 2 3

**£2,250 PCM**





## 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.



## GROUND FLOOR

### PORCH

With windows to side aspects and leading through to:

### INNER PORCH

With seagrass flooring and doors leading through to adjacent rooms.

### LOUNGE

Spanning the width of the property, this beautiful triple aspect room benefits from exposed beams, seagrass flooring and open fire. Patio doors open out to the garden.

### INNER HALLWAY

With doors leading through to adjoining rooms, stairs descending to the basement and ascending to the first floor.

### UTILITY ROOM

Fitted with a range of low and eye level storage cupboards as well as washing machine and tumble dryer. The oil boiler is also housed in this room and there is access out to the garden.

### RECEPTION ROOM

With exposed beams, feature fireplace as well as shelving and desk. Access out to the front of the property.

### KITCHEN DINER

A fantastic open space with the kitchen boasting plenty of storage cupboards as well as integrated oven and grill, five zone ceramic hob with extractor fan over, integrated fridge and dishwasher. There is a large space ideal for dining with patio doors opening out to the garden. Doors through to adjoining rooms.

### STUDY

With seagrass flooring, exposed beams and window overlooking the front aspect.

### CLOAKROOM

With low level W/C, hand basin and storage cupboard. Window overlooks the front aspect.

### INTEGRATED GARAGE

With doors opening out to driveway, power, tall freezer and shelving for additional storage.

### BASEMENT

The basement can be used for additional storage however this room is not tanked. There is a storage cupboard which is excluded from the tenancy.

## FIRST FLOOR

### LANDING

With doors leading through to adjoining rooms

### BEDROOM ONE

With exposed beams, walk in wardrobe and windows overlooking the front aspect. Door through to:

### EN SUITE SHOWER ROOM

With exposed brick chimney breast the en suite comprises low level W/C, hand basin and shower. With window overlooking the front aspect.

### BEDROOM TWO

Another bedroom of master proportions, with fitted wardrobe and views over the rear garden. Door leading through to:

### JACK AND JILL BATHROOM

Benefitting from a four piece suite

comprising bespoke bath, separate shower cubicle, his and hers sinks, built in storage and shelving. Window overlooks the rear aspect and door leads out to the landing.

### BEDROOM THREE

With deep fitted wardrobe with hanging rail and views over the front aspect.

### BEDROOM FOUR

With exposed brickwork and deep fitted wardrobe with hanging rail. Window overlooking the front aspect.

### OUTSIDE

Externally the property enjoys a stunning rear garden with lawn as well as large decked area. There is side access out to the driveway which provides parking for one car. There is also a second parking space in front of the garage and space for a third car if required inside the garage. The front garden offers lawn, assorted shrubs and surrounding hedge.

### VIEWINGS

Strictly by appointment through the agent.

### LETTING AGENT NOTES

Holding deposit : £519.00

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







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

£2,250 PCM

Council Tax Band - F

Local Authority - Uttlesford District

Council

Agents note:

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

Hill Street Saffron Walden, Essex, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://cheffins.co.uk)

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.

