



Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

## Howland Farm Rickling Road, Wicken Bonhunt, CB11 3UH

\*WE ARE NOW FULLY BOOKED FOR VIEWINGS ON THIS PROPERTY, please contact the office to be put on the cancellation list\* A modern farmhouse which sits comfortably within a 0.9 of an acre plot in an idyllic village location. The property offers extensive accommodation over 2 floors and a stunning roof terrace with views over the adjoining countryside. Offered on an unfurnished basis and available now.

£3,000 PCM

- Minimum of a 12 month tenancy
- Four Bedrooms
- Extensive accommodation
- Stunning open-plan kitchen/dining/family room
- Football pitch/tennis court & resistance pool
- Available now

Wicken Bonhunt is an attractive village just to the south-west of Saffron Walden and is ideally placed to reach the railway link to London's Liverpool Street at Audley End or Newport stations. Access to the M11 motorway is at Bishops Stortford. There is a well regarded local primary school at nearby Clavering, where there is also a good Supermarket. Wicken Bonhunt has a public house, active Church and many village clubs and organisations. More comprehensive amenities are available at the fine old market town of Saffron Walden. London's third international airport is at Stansted 12 miles away.

#### ACCOMMODATION with approximate room sizes

#### GROUND FLOOR

##### ENTRANCE HALL

Entrance door, staircase rising to the first floor and doors to adjoining rooms.

##### CLOAKROOM

Comprising ceramic wash basin and low level WC.

##### SITTING ROOM

Window to the front aspect and feature fireplace with log burner.

##### PLAYROOM

Dual aspect windows.

##### STUDY

Window to the rear aspect.

##### KITCHEN

Comprising an extensive range of base and wall-mounted units and a pair of central islands adjoined by a glazed worktop, one housing a sink unit and breakfast bar and the other with induction hob, with wine fridge and cupboards below. Integrated appliances including twin ovens with built-in steamer, American style fridge freezer and dishwasher. A pair of bi-folding doors opening to the rear garden. Opening to:

#### DINING ROOM

French doors opening to the front aspect.

#### FAMILY ROOM

Open plan from the kitchen with dual aspect windows. Door to:

#### GYM

Bi-folding doors to the rear aspect.

#### REAR LOBBY

Doors to:

#### UTILITY ROOM

Fitted with base units with worktop space over, sink unit and space and plumbing for washing machine with tumble dryer over. Window to the side aspect.

#### SHOWER ROOM

Comprising large shower enclosure, wall-mounted wash basin, WC and heated towel rail. Window to the rear aspect.

#### FIRST FLOOR

##### LANDING

Doors to adjoining rooms and French doors opening to a large balcony.

##### BEDROOM 1

Fitted wardrobes, windows to the front aspect and French doors opening to the balcony. Door to:

##### EN SUITE

Comprising shower enclosure, wash basin, WC and window to the side aspect.

##### BEDROOM 2

Fitted wardrobes and window to the rear aspect.

##### BEDROOM 3

Fitted wardrobes and dual aspect windows.

##### BEDROOM 4

Fitted wardrobes and window to the front aspect.

##### BATHROOM

Suite comprising free-standing bath, wash basin, WC and window to the side aspect.

**BALCONY/ROOF TERRACE**

A substantial terrace with glass balustrade and composite decking providing an ideal, al fresco entertaining space with far reaching views over the countryside.

**OUTSIDE**

The property is accessed via a gravelled driveway providing off-street parking for multiple vehicles. There is a block paved terrace to the front of the property with an adjoining garden which is laid to lawn with a number of mature trees. There is gated access to the rear garden which features a large composite decking area with an integrated hot tub/resistance pool. The remainder of the garden is laid to lawn with hedge borders providing a good degree of seclusion. In addition, there is an enclosed tennis court/football pitch, separate Oriental garden with pond and a detached summer house.

**LETTINGS AGENTS NOTES**

- Council Tax Band - F
- Property Type - Detached House
- Property Construction - Brick and block with tiled roof
- Square Footage - 3,394 sqft plus outbuilding
- Parking - Driveway

**UTILITIES/SERVICES**

- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Kerosene oil heating and wood burner
- Broadband - Fibre to the Cabinet
- Mobile Signal/Coverage - OK
- Flood risk - Low risk

**VIEWINGS**

By appointment through the Agents.



**Approximate Gross Internal Area 3636 sq ft - 337 sq m**

Ground Floor Area 2142 sq ft - 199 sq m

First Floor Area 1252 sq ft - 116 sq m

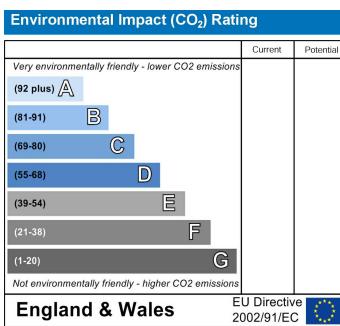
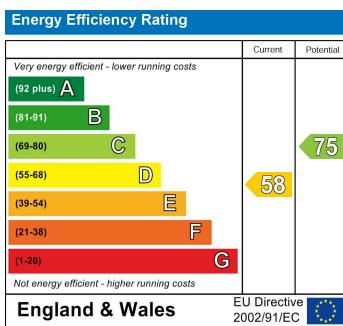
Outbuilding Area 242 sq ft - 22 sq m



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**

- 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.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- 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.
- 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.