Wenden Road, Arkesden, CB11 4HB

CHEFFINS

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# Wenden Road

Arkesden,
CB11 4HB

5 5 3

## £3,500 PCM

- 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 picturesque 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 late October.

## 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

### 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 freezerand 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.

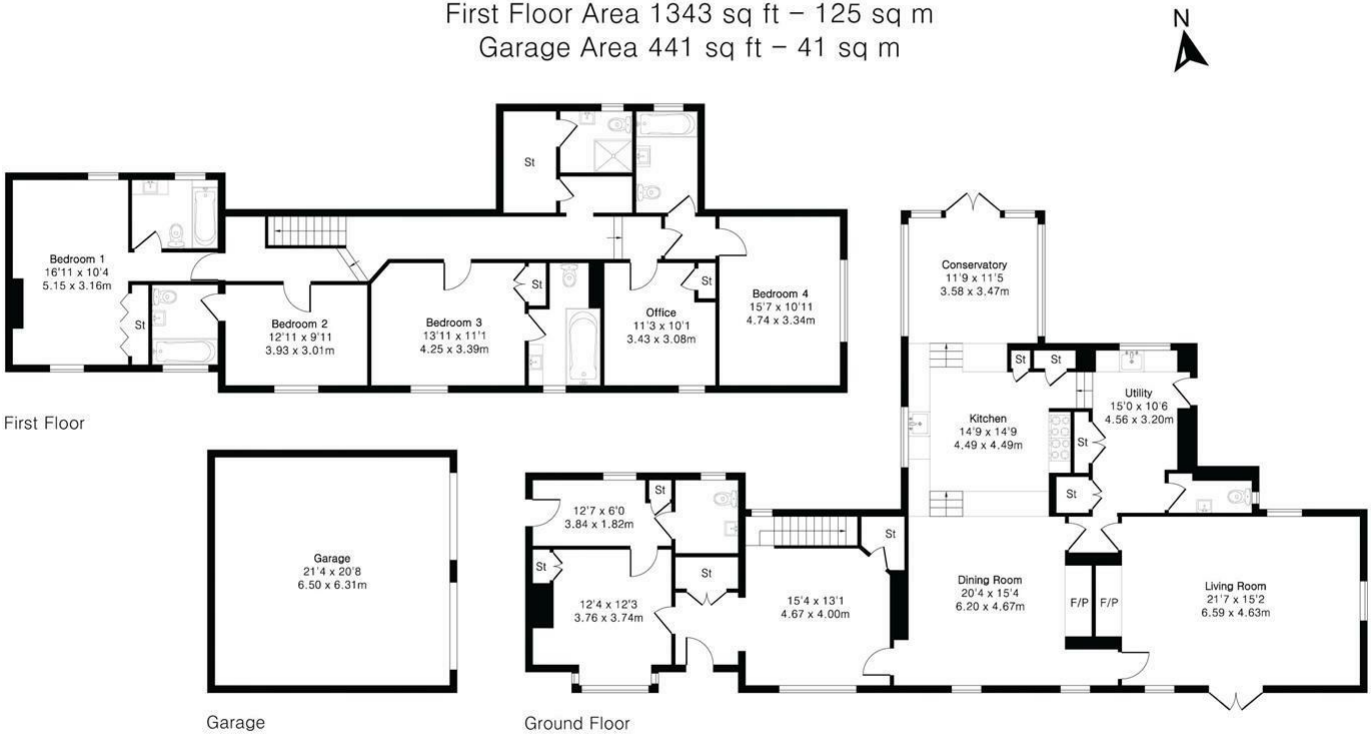
### OUTSIDE
There is a generous sized garden front and rear, mainly laid to lawn with shrubs and trees on the borders. There is a large driveway with ample off street parking and a large double door garage for useful storage also.

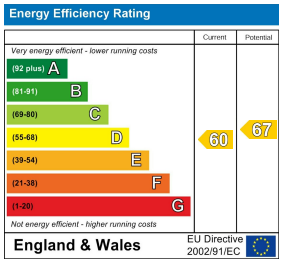
### VIEWINGS
Strictly by appointment through the agent

### LETTING AGENT NOTES
Holding Deposit : £807.00

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

**Approximate Gross Internal Area 3079 sq ft - 286 sq m**
**(Excluding Garage)**
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




£3,500 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.

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