



Baythorne End, CO9 4AB

CHEFFINS

Baythorne End

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- Countryside Views
- Peaceful Location
- Double Garage Currently Converted to Stylish Studio
- Off Road Parking For Multiple Vehicles
- Ground Floor Bathroom and First Floor Shower Room
- Beautiful Rear Gardens
- Spacious Living Accommodation
- Freehold
- EPC Rating D

4 2 4

Guide Price £760,000





LOCATION

Baythorne End is a small hamlet adjoining the A1017, approximately 4 miles west of the historic market town of Clare and 14 miles east of Saffron Walden. Baythorne End itself offers a well served retail enterprise comprising a farm shop, butchery, giftware, cafe, wine merchant and antiques/retro centre. Both the larger towns offer a good range of shops, schools and recreational facilities. Saffron Walden is 2 miles from Audley End Main Line Station (London's Liverpool Street) and 5 miles from the M11 at Stump Cross (Junction 9)

GROUND FLOOR

ENTRANCE HALL

A generous entrance hall with slate flooring, dual aspect windows, two radiators, fireplace, door to dining room, door to:

STUDY

Dual aspect windows with field views, radiator.

DINING ROOM

Window to rear, radiator, slate flooring French doors to rear garden, stairs to first floor, doors to:

KITCHEN

Fitted with base and eye level units with worktop over, plumbing and space for dishwasher, one and half bowl ceramic sink with mixer tap over, space for cooker with extractor over, plumbing for dishwasher, dual aspect windows, radiator, door to:

UTILITY

Fitted with base and eye level units with worktop over, dual aspect windows, stainless steel sink with mixer tap, fitted water softener, space for washing machine and tumble dryer, space for fridge/freezer.

LIVING ROOM

Dual aspect windows, two radiators, log burner and wood store.

BOOT ROOM

Window to side, radiator, storage cupboard, door to:

BATHROOM

A generous shower room comprising four piece suite, panelled bath, shower enclosure, low level wc, pedestal hand wash basin, heated towel rail, two windows.

FIRST FLOOR

LANDING

BEDROOM ONE

Dual aspect windows, two radiators, built in cupboards.

BEDROOM TWO

Dual aspect windows with garden views, two radiators, loft access.

BEDROOM THREE

Window to front, (unused) fireplace, radiator, built in storage cupboard.

BEDROOM FOUR

Window to rear, radiator, loft access.

SHOWER ROOM

Three piece suite comprising corner shower enclosure, low level wc, pedestal hand wash basin, heated towel rail, window.

OUTSIDE

Is an enclosed rear garden consisting of large paved terrace area for alfresco dining, laid lawn, an area for growing of fruit and veg, and matured trees. There is side access area for access and bin storage and logs store. Green House. x2 Garden Sheds

GARAGE AND PARKING

A converted double garage sits to the side of the property, this is currently used as a studio, and contains light and power. There is one electric vehicle charger to the rear of the property. Off road parking for multiple vehicles to the front and side of the property. It has the benefit of light and power.

AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

By appointment through the Agents.

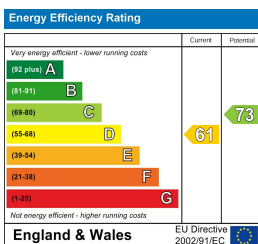
SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.







Guide Price £760,000

Tenure - Freehold

Council Tax Band - F

Local Authority - Braintree & District

**Approximate Gross Internal Area 2229 sq ft - 207 sq m
(Excluding Outbuilding)**

Ground Floor Area 1312 sq ft - 122 sq m

First Floor Area 917 sq ft - 85 sq m

Outbuilding Area 305 sq ft - 28 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.



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