



Lower Pond Street, Saffron Walden, CB11 4UP

CHEFFINS

Lower Pond Street

Duddenhoe End, Saffron Walden,
 CB11 4UP

4 2 4

Guide Price £800,000



- Picturesque location
- Barn conversion with original exposed timbers
- Double bay cart lodge
- Family Room/bedroom 5 with shower room
- Grade II listed
- Chain Free

A detached Grade II listed barn conversion set in a picturesque rural setting forming part of a small development of barns. The barn retains number of original exposed timbers together with attractive gardens and a detached double bay cart lodge with workshop to the rear. Offered chain free.



LOCATION

Duddenhoe End is a small village set in lovely countryside which is 6 miles from the market town of Saffron Walden and 10 miles from the market town of Royston. Audley End Station (London's Liverpool Street) lies some 5 miles from the hamlet. Duddenhoe End has a thatched church and is surrounded by Essex farmland

GROUND FLOOR**RECEPTION HALL**

Timber entrance door with three quarter height windows to either side, exposed timbers and staircase rising to the first floor.

BREAKFAST/LIVING ROOM

An L-shaped reception room with open studwork separating the two areas, windows to three aspects, exposed timbers and brickwork fireplace with inset stove, door leading to the kitchen and door to:-

SNUG/STUDY

A versatile room with exposed timbers and window overlooking the garden and surroundings.

KITCHEN

Fitted with a range of units with worktop space over, sink unit, Esse range and also providing hot water and central heating, windows to two aspects, exposed timbers and door returning to the entrance hall.

UTILITY ROOM

Fitted cupboards with worktop space over, sink unit, space for washing machine, tumble dryer and storage cupboards, glazed door providing access to the rear garden.

SHOWER ROOM

Comprising a large shower enclosure, WC with hidden cistern, vanity wash basin and obscure window to the rear aspect.

FAMILY ROOM/BEDROOM 5

Window to the side aspect and a glazed door to the rear providing access and views onto the terrace and garden beyond, exposed timbers.

DINING ROOM

A well proportioned room with windows to two aspects and exposed timbers.

FIRST FLOOR**LANDING**

Velux window, exposed timbers and access to the loft space and built-in airing cupboard with shelving.

BEDROOM 1

A spacious dual-aspect bedroom featuring exposed timbers and potential for an en suite, with plumbing access available from the adjoining bathroom corner.

BATHROOM

Comprising panel bath with shower over, low level WC, wash basin and obscure glazed window to the rear aspect.

BEDROOM 2

Window overlooking the front garden and shared courtyard, exposed timbers.

BEDROOM 3

Windows to two aspects including views over the garden, exposed timbers.

BEDROOM 4

Window to the front aspect and exposed timbers.

OUTSIDE

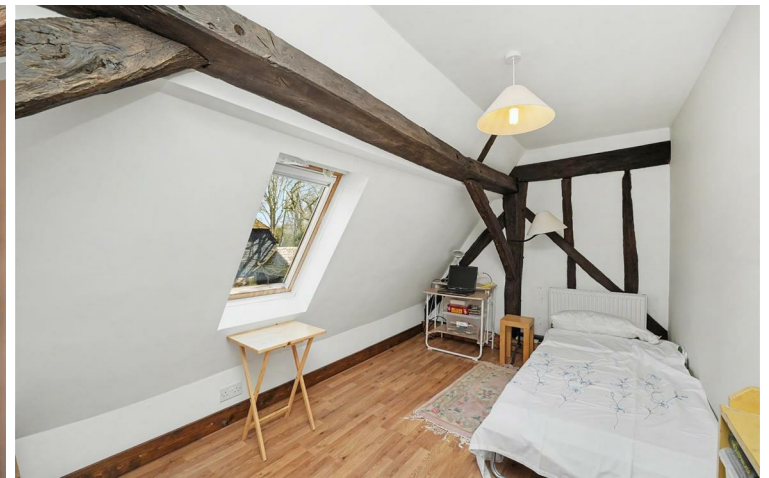
The property is set in a picturesque rural location and forms part of a small development of barns accessed via a shared gravel driveway in turn leading to the rear of the property where there is off-street parking and a detached double bay cart lodge with workshop to the rear. The front garden is laid to lawn with mature hedging and well stocked borders, beds and a path leading to the front door. Adjoining the rear of the property is a paved terrace in turn leading to the garden comprising a further gravelled area, vegetable beds and steps leading to the garden which is laid to lawn with a summer house and a variety of mature shrubs and hedging.

VIEWINGS

By appointment through the Agents.

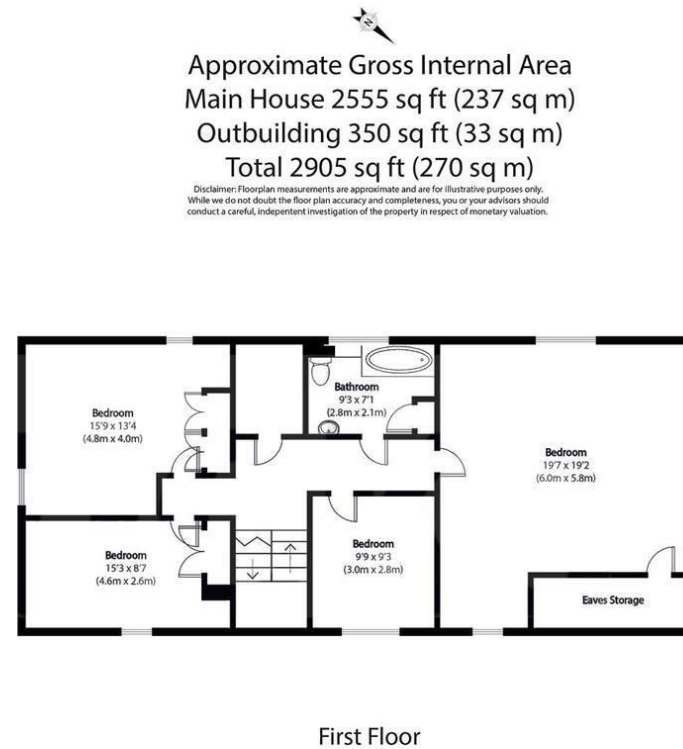
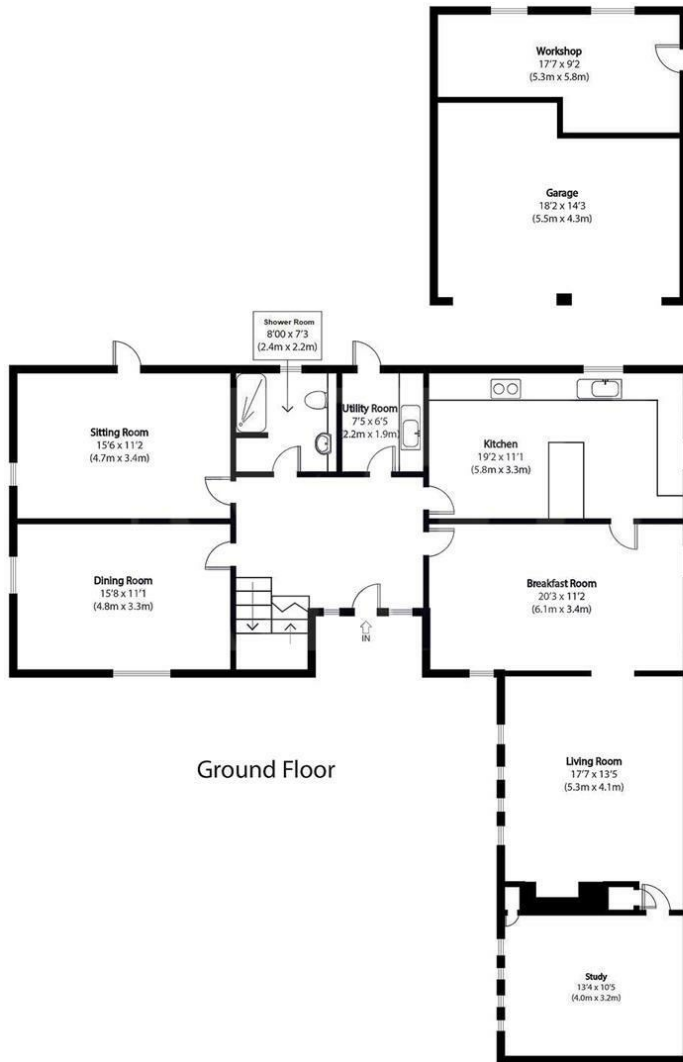






Guide Price £800,000
Tenure - Freehold
Council Tax Band - F
Local Authority - Uttlesford





Approximate Gross Internal Area
Main House 2555 sq ft (237 sq m)
Outbuilding 350 sq ft (33 sq m)
Total 2905 sq ft (270 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

[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: 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.

