



The Green, Widdington, CB11 3SD



The Green

Widdington,
CB11 3SD

- Grade II Listed
- Numerous character features
- Fully refurbished throughout, both internally and externally, by the current owner
- Beautifully presented accommodation
- West facing garden
- Idyllic setting within the heart of the village

A stunning, Grade II Listed property in arguably one of the best locations within this picturesque village. The property has been more recently refurbished to provide beautiful accommodation, together with an attractive outdoor living space.

5 2 3

Guide Price £1,150,000





LOCATION

The highly regarded and much sought after village of Widdington features a pleasing blend of both modern and period properties and has its own inn, Church and village hall which is the focus for many clubs and societies. The larger village of Newport with a mainline station is 2 miles away and Audley End mainline station (Liverpool Street 57 mins) is within 5 miles. Bishop's Stortford, also with a mainline station and the M11 (J8) are 9 miles south. The fine market town of Saffron Walden is 5 miles away and has an excellent range of shopping, schooling and recreational facilities with a leisure centre with swimming pool.

GROUND FLOOR**RECEPTION HALL**

A welcoming and spacious room with timber entrance door and window to the front aspect. Inglenook fireplace, natural stone tiled flooring and staircase rising to the first floor.

LIVING ROOM

Three windows to the front aspect enjoying views over the green, inglenook fireplace with inset stove, doorway leading to the kitchen/breakfast room and further door to:

GARDEN ROOM/SNUG

A beautiful vaulted room with window to the front aspect, three quarter height windows to the side and rear and a pair of glazed doors providing access to the courtyard and garden beyond.

KITCHEN/BREAKFAST ROOM

Refitted handmade kitchen comprising a range of units with stone worktop, twin bowl ceramic sink unit, pantry cupboard, integrated dishwasher, induction hob and double oven, Fisher & Paykel fridge freezer and wine cooler. A pair of glazed doors provide access to the rear terrace and garden, together a number of windows providing a good degree of natural light. Opening to:

DINING ROOM

A pair of windows and glazed door providing access to the rear terrace. Door returning to the reception hall and further door to:

UTILITY ROOM

Comprising handmade units with hardwood worktop, butler sink, free standing washing machine and tumble dryer, brick flooring and obscure glazed window. Door to:

STUDY/BEDROOM 5

Window to the front aspect with views over the village green.

CLOAKROOM

Refitted suite comprising wash basin, WC and tiled walls and flooring.

FIRST FLOOR**LANDING**

Exposed brick chimneybreast and airing cupboard.

BEDROOM 1

Window to the rear aspect enjoying views over the garden, window to the side aspect and deep built-in wardrobe.

SHOWER ROOM

A beautifully refitted Victorian style suite comprising large walk-in shower enclosure, wash basin, WC, marble tiled walls and tiling and window to the rear aspect.

BEDROOM 2

Window to the front aspect with views over the green, exposed brick chimneybreast and built-in wardrobe.

BEDROOM 3

Window to the front aspect enjoying views.

BEDROOM 4

Window to the front aspect enjoying views, exposed brick chimneybreast and built-in wardrobe.

BATHROOM

Another beautifully appointed Victorian style suite comprising free-standing roll top bath, walk-in shower enclosure, vanity wash basin, low level WC, obscure glazed window to the side and window to the front aspect.

OUTSIDE

The property is set in the heart of the village, in arguably one of the best locations overlooking the village green. To the front of the property is a gravelled driveway providing extensive off-street parking, with planting. A gates to either side of the property lead to the rear garden. Adding to the charm of the property is the outdoor space with two al fresco entertaining areas. From the main terrace there are a set of steps which lead up to the west-facing garden; mainly laid to lawn with a further sun-trap terrace.

VIEWINGS

By appointment through the Agents.










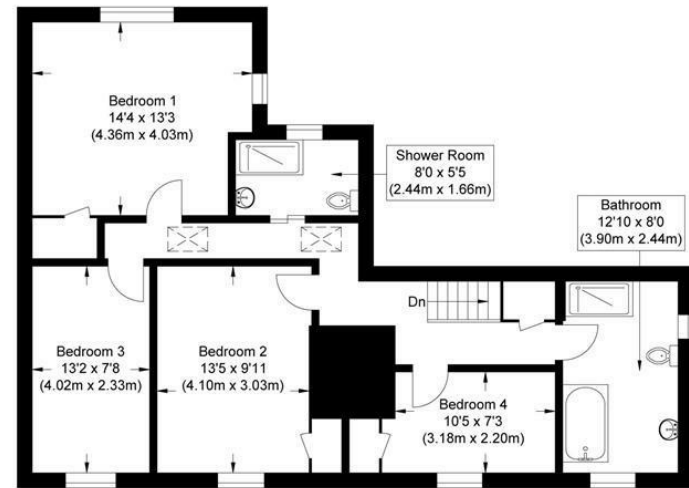
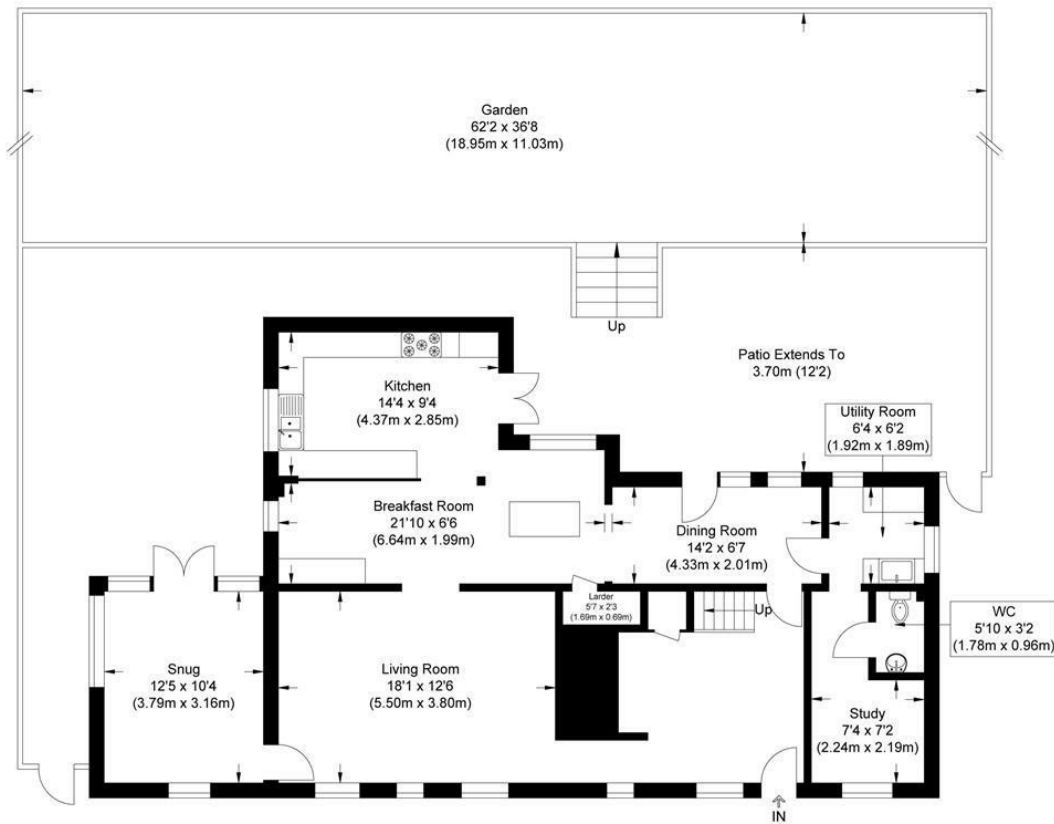


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Guide Price £1,150,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - Uttlesford





Approximate Gross Internal Floor Area : 188.0 sq m / 2023.61 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



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.

