Steventon End, Ashdon, CB10 2JE

CHEFFINS

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Ashdon,
CB10 2JE

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Guide Price £925,000

- Refurbishment opportunity
- Approx 4.15 acre plot
- Planning approval for an annexe UTT-23-3041-HHF
- Scope to extend STPP
- No upward chain
- Idyllic setting

A substantial detached residence which sits comfortably within grounds in excess of 4 acres. The property offers an exciting opportunity to renovate/extend stpp. No upward chain.

LOCATION

Steventon End is a small hamlet on the outskirts of the highly regarded village of Ashdon which has its own excellent primary school, nursery school, inn, two churches, garage, Museum and Windmill. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities including an 18 hole golf course and leisure centre with swimming pool is 3 miles away. Audley End mainline station offering a commuter service into London's Liverpool Street is 5 miles distant and the nearest M11 access point at Stump Cross (junction 9 south only) is 7 miles away.

GROUND FLOOR

SIDE ENTRANCE DOOR
Glazed door opening to:

KITCHEN
Fitted with base and eye level units, stainless steel sink, oven, space and plumbing for washing machine and tumble dryer and window to the rear aspect.

LIVING ROOM
Windows to the front and side aspects and glazed French doors to the side aspect. Central redbrick fireplace with open fire and open plan to:

DINING ROOM
Window to the front aspect, staircase rising to the first floor and doorway to:

INNER HALL
Doors to adjoining rooms.

FAMILY ROOM
Window to the front aspect and door to:

UTILITY
Fitted with base units and shelving, external door to the side and opening to:

WORKSHOP/BOILER ROOM
Housing the oil fired boiler and doorway to the double garage.

OFFICE
Windows to the rear aspect and door to double garage.

FORMER WET ROOM
Tiled walls and flooring and obscure glazed window to the rear aspect. No longer fitted with sanitaryware.

SNUG
Window to the rear aspect.

FIRST FLOOR

LANDING
Doors to adjoining rooms.

PRINCIPLE BEDROOM
Window to the rear and door to:

JACK & JILL SHOWER ROOM
Comprising pedestal wash basin, walk-in shower enclosure, low level WC and obscure glazed window to the rear aspect. Door returning to the landing.

BEDROOM 2
Window to the front aspect.

BEDROOM 3
Windows to the front and side aspects.

BEDROOM 4
Window to the front aspect and access to the loft space.

BATHROOM
Comprising pedestal wash basin, low level WC, panelled bath with shower attachments, built-in airing cupboard and obscure glazed window to the side aspect.

OUTSIDE
The property is accessed via a five bar gate which opens to a driveway providing off-street parking for several vehicles and access to the double garage. The front garden is laid to lawn and to the rear is a sunken hardstanding with an attractive flint wall bordering. Steps lead up to the orchard which is planted with a number of established fruit trees and a dilapidated greenhouse. In addition, there is detached workshop which shows signs of structural movement and would need to be repaired or rebuilt.

DOUBLE GARAGE
Power and lighting connected, personal door to the side and window to the rear.

PLANNING PERMISSION
The property has approved planning consent to convert the outbuilding to a self-contained, two bedroom annexe. Full details can be found on the Uttlesford planning website under reference UTT/23/3041/HHF.

AGENT'S NOTES
• Tenure - Freehold (set over 2 Titles - currently unregistered with HM Land Registry)
• Council Tax Band - F
• Property Type - Detached house
• Property Construction - Brick and render with tiled roof
• Number & Types of Room - Please refer to the floorplan
• Square Footage - 2,788 sqft
• Parking - Garage and driveway
UTILITIES/SERVICES
• Electric Supply - Mains
• Water Supply - Mains
• Sewerage - Private septic tank (may not comply with current regulations - further investigation required)
• Heating - Oil fired boiler with warm air heating, solar panel heating for water and open fire
• Broadband - Fibre to the Property available
• Mobile Signal/Coverage - Fair
RIGHTS OF WAY, EASEMENTS, COVENANTS
• There is a public footpath to the left hand boundary of the property
• There is a right of way on the eastern boundary (shown in green on the Promap) for the neighbouring property to access with or without vehicles over the track or pathway of a minimum width of 12ft.
BUILDING SAFETY
• The vendor has made us aware that, to the best of their knowledge, there is no asbestos present at the property.
• The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.
• The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse.
ACCESSIBILITY/ADAPTATIONS
• The vendor has made us aware that, to the best of their knowledge, there have been no adaptations made to the property for accessibility requirements during their ownership.

VIEWINGS
By appointment through the Agents.

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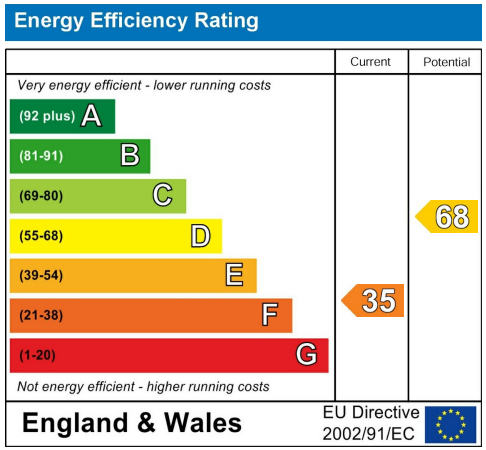
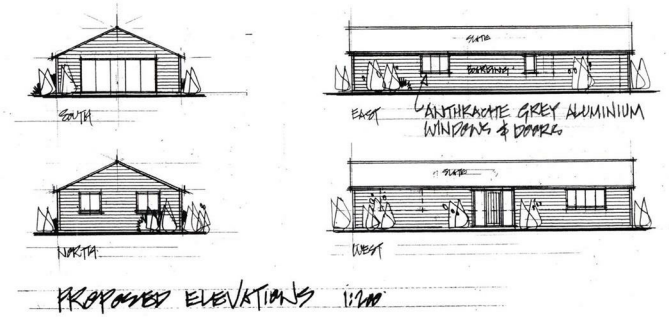
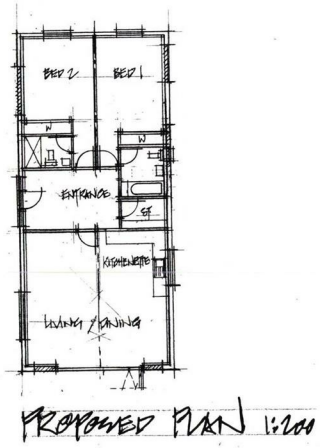
South Acres
96.8m
Cobwebs
Steventon Er
93.3m
The Bungalow
Brook Farm
Sinks
85.2m
Old Orchards
Wayside



Guide Price £925,000
Tenure - Freehold
Council Tax Band - F
Local Authority - Uttlesford





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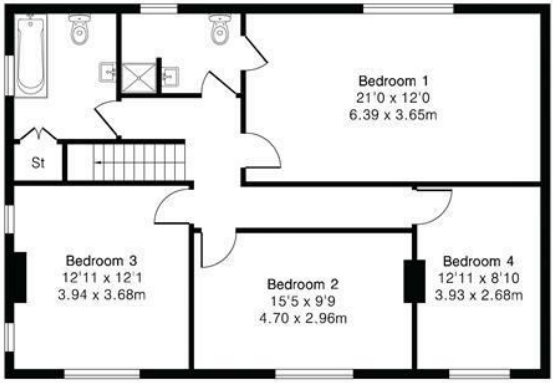
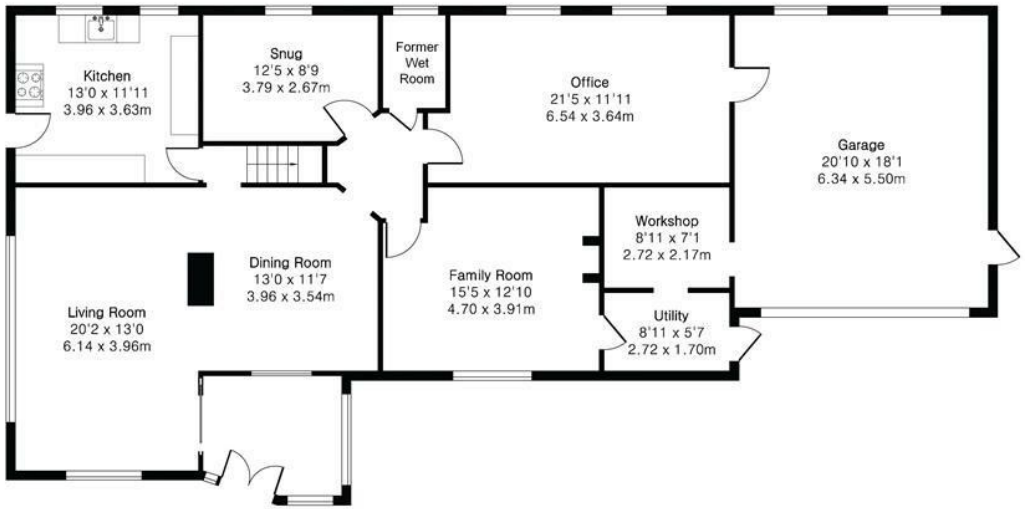
Approximate Gross Internal Area 2788 sq ft - 259 sq m
(Excluding Outbuilding & Including Garage)
Ground Floor Area 1842 sq ft – 171 sq m
First Floor Area 946 sq ft – 88 sq m
Outbuilding Area 1049 sq ft – 98 sq m



First Floor



Ground Floor

Outbuilding

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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.

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