



Wicken Bonhunt, CB11 3UL

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Guide Price £850,000

Wicken Bonhunt,
CB11 3UL

- Detached single storey residence
- Versatile accommodation of approx. 2628 sqft
- Five bedrooms & two bathrooms
- Detached double garage
- Potential for loft conversion (stpp)
- Ideally located for road and rail networks

A beautifully proportioned and impressively spacious single-storey residence, offering approximately 2,628 sq ft of adaptable living space. Thoughtfully designed to provide both comfort and flexibility, the property is perfectly positioned within a generous 0.45-acre plot. Complementing the main accommodation is a detached double garage, ideal for secure parking and additional storage.





LOCATION

Wicken Bonhunt is an attractive village just to the south-west of Saffron Walden and is ideally placed to reach the railway link to London's Liverpool Street at Audley End or Newport stations. Access to the M11 motorway is at Bishops Stortford. There is a well regarded local primary school at nearby Clavering, where there is also a good Supermarket. Wicken Bonhunt has a public house, active Church and many village clubs and organisations. More comprehensive amenities are available at the fine old market town of Saffron Walden. London's third international airport is at Stansted 12 miles away.

RECEPTION HALL

Attractive hardwood glazed door with matching obscure glazed side panels, allowing plenty of natural light. Built-in airing cupboard housing the hot water cylinder with shelving. Doors lead to the adjoining rooms.

SITTING ROOM

A bright dual-aspect room featuring a double glazed window to the front and sliding patio doors opening directly onto the terrace and garden. Central gas flame fireplace with stone hearth and surround provides a focal point.

DINING ROOM

Another light and spacious dual aspect room with double glazed windows to the front and side, offering pleasant views over the gardens and surrounding area. Versatile in use, this room also offers potential to be opened up with the kitchen to create a superb open plan kitchen/breakfast/living space, subject to requirements.

KITCHEN/BREAKFAST ROOM

Fitted with a comprehensive range of base and wall units with work surfaces over, incorporating a sink unit, integrated dishwasher, built-in double oven, and integrated fridge and freezer. Double glazed window overlooking the garden and door leading to:

UTILITY ROOM

Fitted with matching base and wall units with work surfaces over, sink unit, and space for a

washing machine and tumble dryer. Floor mounted boiler, double glazed window overlooking the rear garden, and glazed door providing access to the outside.

STUDY

Double glazed window to the front aspect and access to the loft space.

CLOAKROOM

Comprising low level WC, obscure double glazed window and part tiled walls.

BEDROOM 1

A spacious and impressive principal bedroom with double glazed windows featuring fitted shutters to two aspects, enjoying garden views. Built-in wardrobes and door leading to:

EN SUITE

Generously sized en suite with walk-in shower enclosure, panelled bath, low level WC, vanity wash basin, heated towel rail, tiled walls, and obscure double glazed window with fitted shutters.

BEDROOM 2

Double glazed window to the front aspect overlooking the garden. Built-in wardrobe.

BEDROOM 3

Double glazed window to the rear aspect with garden views. Built-in wardrobe.

BEDROOM 4

Double glazed window to the rear aspect overlooking the garden. Built-in wardrobe.

BEDROOM 5

Double glazed window to the rear aspect overlooking the garden. Built-in wardrobe.

BATHROOM

Modern suite comprising walk-in shower enclosure, panelled bath, vanity wash basin with cupboards below, WC, heated towel rail, and obscure double glazed window with fitted shutter.

LOFT SPACE

The loft space provides huge potential for conversion, subject to needs and relevant approval. It offers substantial floor space, together with a maximum head height of approximately 9' 6".

OUTSIDE

The property is set along a village lane within a generous plot of approximately 0.45 acres. A gravelled driveway provides ample off-street parking. The gardens are mainly laid to lawn with mature flowerbeds and a pathway surrounding the property. A terrace adjoins the sitting room, ideally positioned to enjoy the afternoon and evening sun.

DETACHED DOUBLE GARAGE

Accessed via an up and over door, with double glazed windows to two aspects and an obscure glazed personal door to the rear. Power and lighting connected.

VIEWINGS

By appointment through the Agents.

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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 55 | 72 |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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Tenure – Freehold

Council Tax Band – G

Local Authority – Uttlesford



Total floor area (excluding garage) 244.15 sq.m (2,628 sq.ft.) approx

Garage area 33.5 sq.m. (362.28 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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.

