



Water End, Ashdon, CB10 2NA

**CHEFFINS**



## Water End

Ashdon,  
CB10 2NA

- Idyllic rural location
- Single storey residence with an abundance of natural light
- Four receptions rooms and four bedrooms
- Double garage and stable block
- Stunning views
- Enchanting gardens

A unique single storey dwelling which sits comfortably within a 0.67 of an acre plot with stunning views over the adjoining countryside. The property enjoys well proportioned accommodation and an abundance of natural light. The enchanting garden is nestled into the hillside and offers absolute seclusion and tranquillity.

4 3 3

**Guide Price £825,000**







## LOCATION

The highly regarded village of Ashdon has its own excellent primary school, nursery school, inn, church and garage. 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.

## ENTRANCE HALL

Glazed entrance door, bespoke fitted cabinets with drawers beneath, glazed French doors to the rear aspect and steps up to:

## DINING ROOM

Window to the front aspect and doors to adjoining rooms.

## KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with worktop space over, ceramic sink, Bosch electric hob, Neff integrated microwave, oil fired Aga, space and plumbing for dishwasher and washing machine. Windows to the rear and side aspects. Door to:

## SITTING ROOM

Feature fireplace with wood burning stove, windows to three aspects and glazed door to:

## GARDEN ROOM

Window to the rear aspect and feature curved window to the front aspect with an adjoining glazed door. Internal door to:

## BEDROOM 1

Window to the rear aspect, glazed sliding door to the front aspect, fitted wardrobes and door to:

## SHOWER ROOM

Comprising pedestal wash basin, low level WC and corner shower enclosure.

## INNER HALLWAY

Doors to adjoining rooms and built-in plant cupboard and airing cupboard, access to the loft space and window to the front aspect.

## BEDROOM 2

Window to the rear aspect and fitted wardrobe. Door to:

## EN SUITE

Comprising ceramic wash basin, low level WC, panelled bath with shower over, heated towel rail and obscure glazed window to the rear aspect.

## BEDROOM 3

Windows to three aspects and fitted wardrobes.

## BEDROOM 4

Window to the rear aspect.

## SHOWER ROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, walk-in shower and obscure glazed window to the rear aspect.

## OUTSIDE

The property is approached via a gravelled driveway, with a five bar gate opening to a further gravelled parking area providing ample off-street parking with EV charging point and access to the detached, three bay stable block. A block paved steps with mature foliage bordering lead down to the property and

the garden which provides an idyllic area with a central lawn, pond, mature planting and a raised decking area. Steps lead up to the raised garden area which features an orchard, sculpted box hedging, summerhouse, greenhouse and garden shed. Adjoining the rear of the property is a paved terrace with mature beds and shrubs bordering and pleasant views over the rolling countryside. A further five bar gate connects the two garden areas. In addition, there is a double garage adjoining the rear of the property.

## STABLE BLOCK

Power and lighting connected, currently used for storage.

## DOUBLE GARAGE

Up and over doors, power and lighting connected.

## SOLAR PANELS

The property has four solar panels installed to the double garage roof which provide hot water and electricity. Excess energy is sold back to the grid with a Feed In Tariff.

## VIEWINGS

By appointment through the Agents.






















Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive

2002/91/EC



Guide Price £825,000

Tenure – Freehold

Council Tax Band – F

Local Authority – Uttlesford





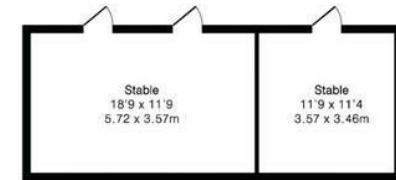




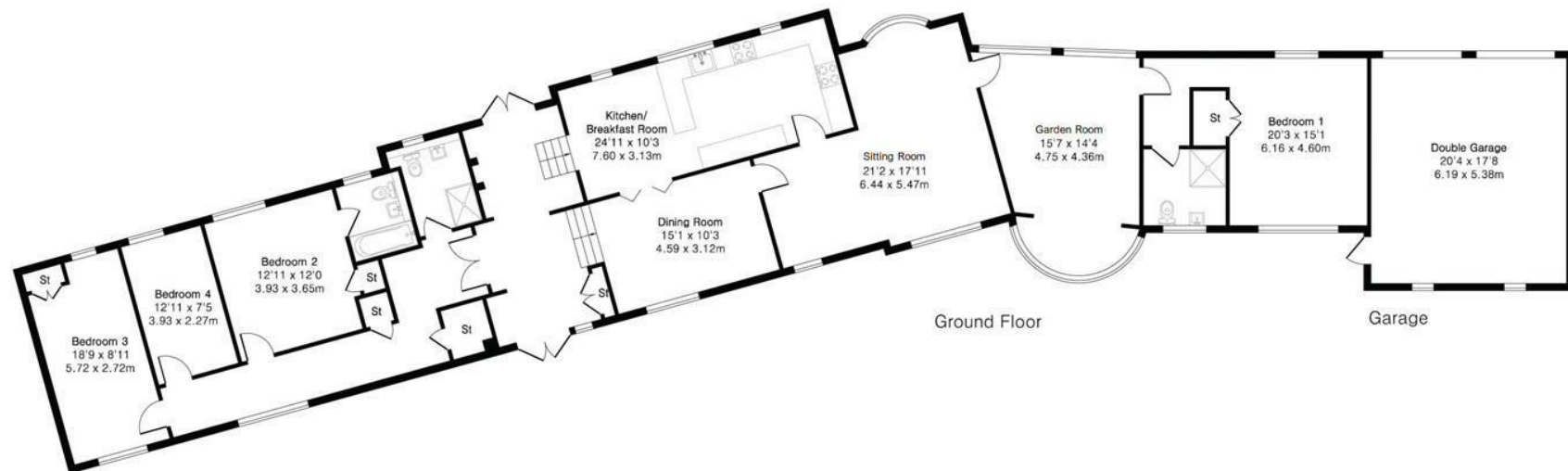
**Approximate Gross Internal Area 2224 sq ft - 207 sq m**

Garage Area 358 sq ft – 33 sq m

Outbuilding Area 357 sq ft – 33 sq m



Outbuilding



Ground Floor

Garage





Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](https://cheffins.co.uk)

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.

