



Rogers End, Ashdon, CB10 2HT

CHEFFINS

Rogers End

Ashdon,
CB10 2HT

- Idyllic village setting
- Handsome Grade II Listed home
- A wealth of period features
- Vaulted sitting room with an imposing fireplace
- Mature grounds in excess of 2 acres
- Four bedrooms

A handsome Grade II Listed residence with mature grounds in excess of 2 acres. The property offers a wealth of period features and versatile accommodation, together with ample off street parking, various outbuildings and a swimming pool.

4 2 4

Guide Price £1,100,000





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.

GROUND FLOOR

ENTRANCE DOOR

Opening to:

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with worktop space over, sink unit, electric Rangemaster cooker, integrated dishwasher, fridge and space for microwave. Windows to the front aspect and door to:

DINING ROOM

Staircase rising to the first floor, feature redbrick fireplace, window to the side aspect and door to:

VAULTED SITTING ROOM

Windows to the front and side aspects, part-glazed door to the outside space and feature redbrick fireplace.

STUDY

Door to cloakroom and opening to:

GARDEN ROOM

Windows to the front aspect and bi-folding doors to the side aspect.

CLOAKROOM

Comprising ceramic wash basin and low level WC.

FIRST FLOOR

LANDING

Velux window providing a good degree of natural light and doors to adjoining rooms.

BEDROOM 1

A vaulted room with windows to the front and side aspects. Opening to the dressing area and door to:

EN SUITE SHOWER ROOM

Comprising ceramic wash basin with vanity unit beneath, shower enclosure, heated towel rail and Velux window.

DRESSING AREA

Fitted storage cupboard and door to:

SEPARATE WC

Comprising ceramic wash basin with vanity unit beneath and low level WC.

FAMILY BATHROOM

Comprising ceramic wash basin with vanity unit beneath, free-standing bath, low level WC and separate shower enclosure. Window to the front aspect.

BEDROOM 2

Window to the front aspect.

BEDROOM 3

Window to the side aspect and fitted wardrobe.

BEDROOM 4

Window to the front aspect.

OUTSIDE

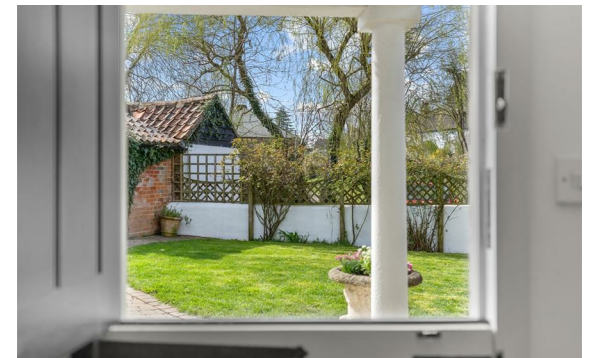
The property is approached via a gravelled driveway providing off-street parking for several vehicles. A pathway leads through the outbuilding to the front garden which is predominantly laid to lawn with a paved terrace. There is gated access to the rear of the property which features a sunken paved terrace adjoining the garden room with steps up to the garden which is predominantly laid to lawn with mature hedges bordering. There is a swimming pool with an adjoining pool house, a central pond with mature beds surrounding, a raised terrace with space for a hot tub and timber outbuilding with power and lighting connected. At the top of the garden is a paddock area.

OUTBUILDING

Containing a utility area with base and eye level units, stainless steel sink, space and plumbing for washing machine and tumble dryer, space for free-standing fridge and freezer.

VIEWINGS

By appointment through the Agents.













Guide Price £1,100,000
Tenure - Freehold
Council Tax Band - E
Local Authority - Uttlesford

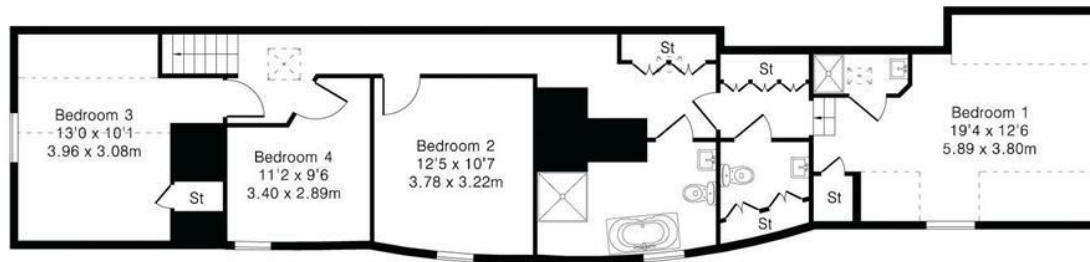


Approximate Gross Internal Area 2235 sq ft - 208 sq m

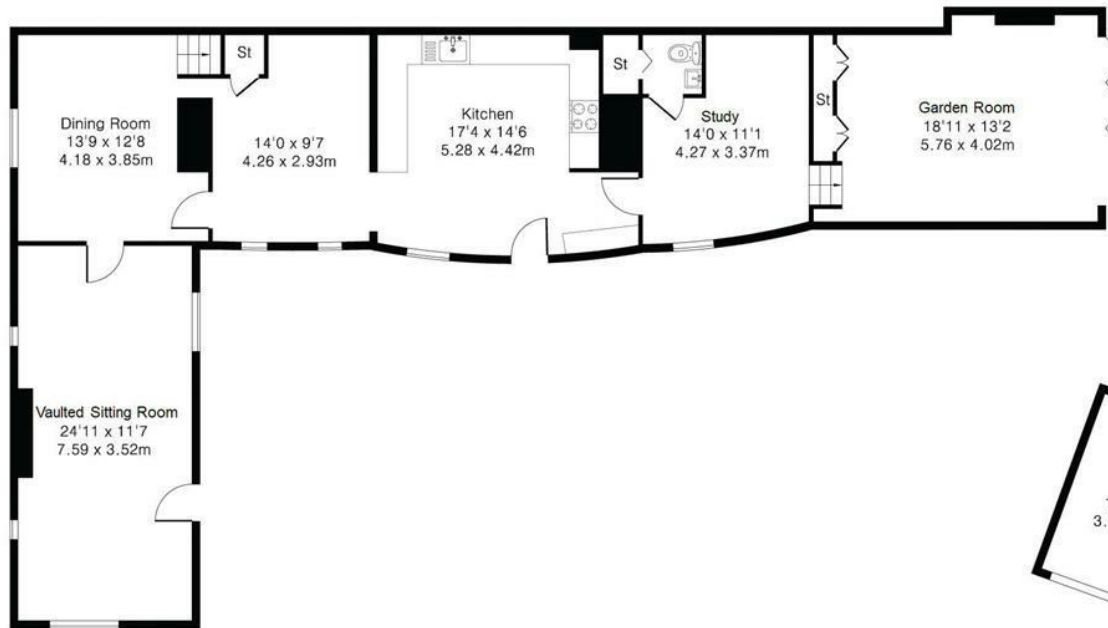
Ground Floor Area 1270 sq ft – 118 sq m

First Floor Area 965 sq ft – 90 sq m

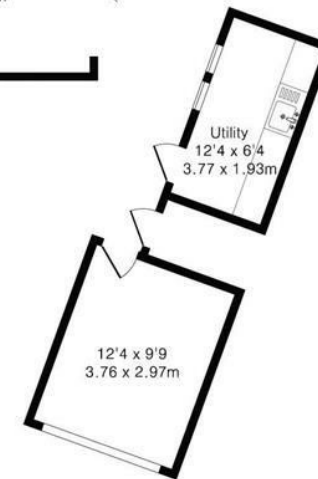
Outbuilding Area 199 sq ft – 18 sq m



First Floor



Ground Floor



Outbuilding



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.

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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.

