



The Cross, Elsenham, CM22 6DG

**CHEFFINS**



# The Cross

Elsenham,  
CM22 6DG

4 2 3

**Guide Price £650,000**

- Grade II listed residence
- A wealth of period features
- Open kitchen/dining/family room
- Four bedrooms
- Bathroom and en suite to principal bedroom
- Strong commuter links

A handsome Grade II Listed residence situated in a prominent position within the village. The property offers a wealth of period features and contemporary finishes, together with a private rear garden, garage and a detached studio.







## LOCATION

Elsenham is a thriving village with a good range of shops, public house, school and mainline railway station serving London Liverpool Street and Cambridge. There is easy access to the fast train at Stansted Airport which is approximately 2.5 miles and of course just a 5 minute drive from the A120 bypass with its onward links to the M11. Further facilities can be found at Bishop's Stortford enjoying multiple shopping centres, schools, recreational facilities, mainline railway station and of course M11 leading to M25 access points.

## GROUND FLOOR

### LIVING ROOM

Part-glazed entrance door along with two glazed bay windows and an additional half-glazed door to the front elevation, two feature fireplaces, one with exposed red brick and one with a wood burning stove, stairs rising to the first floor and doors to adjoining rooms.

### STUDY

Door to:-

### CLOAKROOM

Comprising ceramic basin and a high level WC.

### INNER HALLWAY

Doors to adjoining rooms.

### SNUG

Door to plant room and opening to:-

### KITCHEN/DINING ROOM

Glazed windows to the rear and side elevations together with glazed bi-folding doors leading out into the rear garden. The kitchen is fitted with base and eye level units, quartz worktops, induction hob, Miele combi-oven, steam oven, plate warmer and full length freezer. Door to:-

### UTILITY ROOM

Space and plumbing for washing machine and tumble dryer.

## PLANT ROOM

Hot water cylinder and boiler.

## INTEGRAL GARAGE

Access is via an internal doorway from living room. Set of timber doors, power and lighting connected and steps to a further storage area with door to garden.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms, glazed window to the rear elevation.

### BATHROOM

Suite comprising of pedestal basin, low level WC, free-standing roll-top bath, heated towel rail and glazed window to the front aspect, door to airing cupboard and door to:-

### WET ROOM

Obscure glazed window to the side aspect.

### BEDROOM 1

Glazed window to the rear aspect and door to:-

### EN-SUITE

Suite comprising of pedestal basin, low level WC, shower with dual head attachment, heated towel rail.

## BEDROOM 2

Feature cast iron fireplace and glazed windows to the front and rear elevation.

## BEDROOM 3

Glazed window to the front aspect, feature cast iron fireplace and fitted wardrobe.

## BEDROOM 4

Glazed window to the front aspect, fitted cupboard.

## OUTSIDE

Adjoining the rear of the property is a paved terrace area with the remainder of the garden predominantly laid to lawn with beds and mature trees bordering. At the far end of the garden is a detached outbuilding currently used as a studio and workshop.

## WORKSHOP/STUDIO

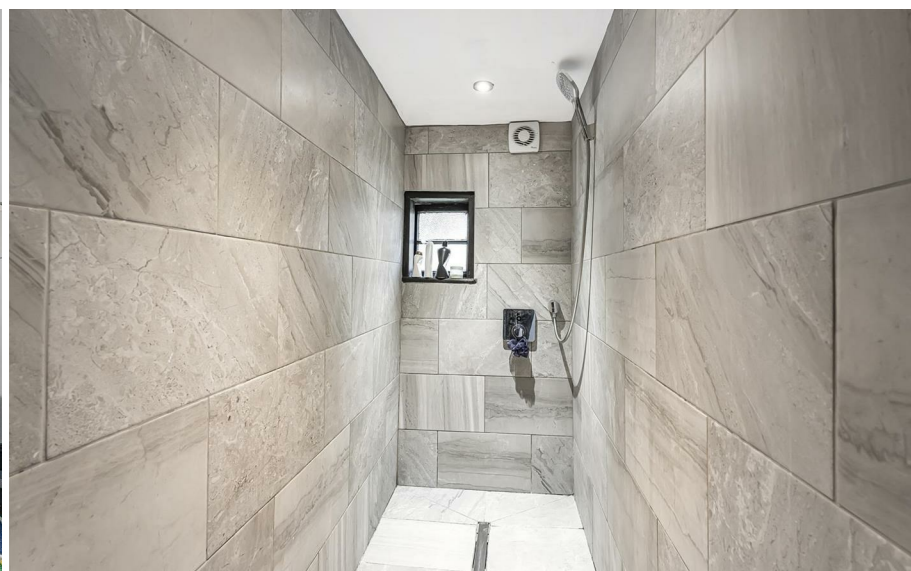
The workshop has a glazed window and personal door to the side elevation and a pair of timber doors which open onto the pub car park. Door to the vaulted studio with power and lighting connected and glazed windows to the side and front elevations.

## VIEWINGS

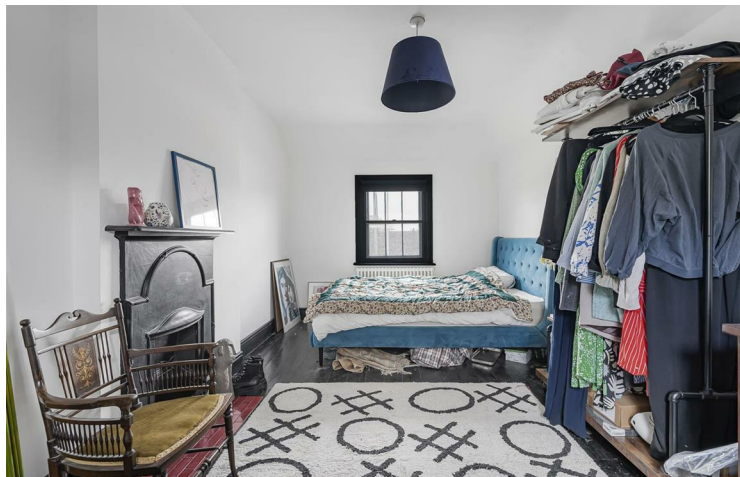
By appointment through the Agents.









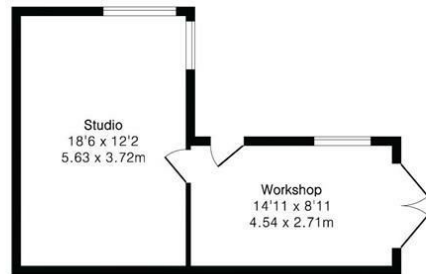


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Tenure - Freehold  
Council Tax Band - B  
Local Authority - Uttlesford









Outbuilding

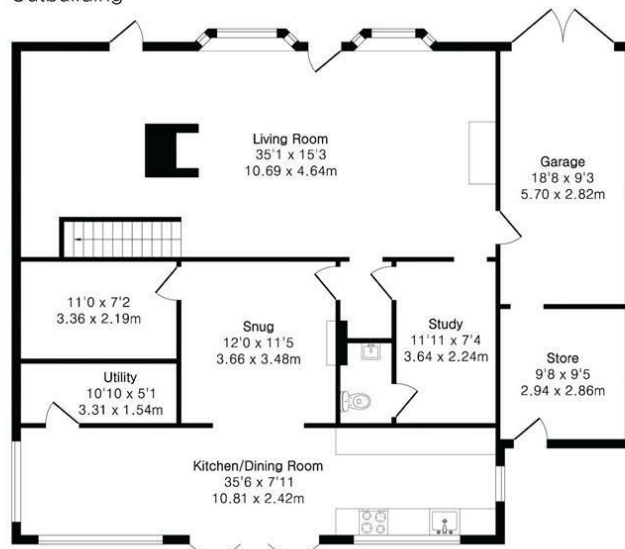
## Approximate Gross Internal Area 2316 sq ft - 215 sq m

Ground Floor Area 1358 sq ft – 126 sq m

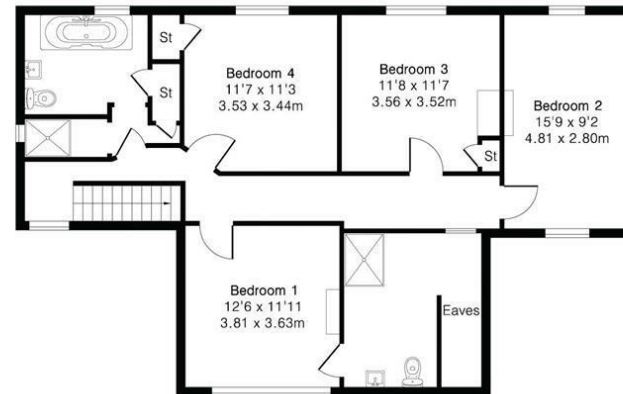
First Floor Area 958 sq ft – 89 sq m

Garage Area 173 sq ft – 16 sq m

Outbuilding Area 361 sq ft – 34 sq m



Ground Floor



First Floor

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.

