



Wenden Road, Arkesden, CB11 4HB

CHEFFINS

Wenden Road

Arkesden,
CB11 4HB

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Guide Price £750,000

- Grade II Listed cottage
- Prominent position within the village
- Exceptional craftsmanship throughout
- Three/four bedrooms
- Driveway and garage
- Landscaped garden

An enchanting Grade II Listed cottage situated in a prominent position within this sought after village. The property offers a wealth of period charm and exceptional craftsmanship throughout. In addition there is ample off street parking, a garage and a beautiful garden with a cedar wood pavilion.





LOCATION

The highly regarded and picturesque village of Arkesden with its local Inn/Restaurant is situated 5 miles from the market town of Saffron Walden. Audley End and Newport Mainline Stations, both of which offer a commuter service to London Liverpool Street are about 3 miles and there is an M11 access point, (Jt 8) at nearby Bishop's Stortford.

GROUND FLOOR**REAR ENTRANCE HALL**

Doors to adjoining rooms and window to the rear aspect.

KITCHEN

Fitted with a range of base and eye level units with granite and timber worktops, central island, ceramic butler sink, Rangemaster cooker with five ring hob and space for free-standing fridge freezer. Window to the front aspect and opening to:

LAUNDRY ROOM

Obscure glazed window to the front aspect and window to the rear aspect. Oak worktops, floor standing water softener and space and plumbing for washing machine, tumble dryer and dishwasher.

BATHROOM 1

Comprising pedestal wash basin, roll-top bath with shower attachment, low level WC and windows to the rear and side aspects.

BATHROOM 2

Comprising pedestal wash basin, roll-top bath, low level WC and corner shower enclosure. Obscure glazed window to the rear aspect.

BREAKFAST ROOM

Window to the front aspect and doorway to staircase to the cellar and to the first floor primary bedroom. Opening to:

FAMILY ROOM

Window to the front aspect, inglenook fireplace with wood burning stove and staircase rising to the first floor. Door to front lobby, in turn leading to the front entrance door. Opening to:

SITTING ROOM

Fitted storage cupboard, window and stable door to the side aspect. Opening to:

VAULTED DINING ROOM

Oak framed with windows to both side aspects and French doors opening to the garden.

BASEMENT

Window to the front aspect, attractive feature fireplace and door to the wine cellar/storage.

FIRST FLOOR**DRESSING ROOM**

Accessed via the staircase from the family room. Fitted wardrobes and window to the front aspect. Steps down to:

PRINCIPAL BEDROOM

Window to the side aspect and fitted dressing area.

LANDING

Accessed via the staircase from the sitting room. Doors to adjoining rooms.

BEDROOM 2

Window to the side aspect and fitted wardrobe.

BEDROOM 3

Window to the front aspect and fitted storage cupboard.

OUTSIDE

The property is set in an idyllic location in the heart of the village, approached via a gravelled driveway, in turn leading to the detached garage. There is gated access to the rear garden which has a paved, sandstone terrace for al fresco entertaining with mature beds bordering. Steps lead up to a further

paved terrace offering a good degree of seclusion. There is gated access to the lawned garden with further flower and shrub beds and a winding path leading to the cedar wood garden pavilion by Crown Pavilions which has power, lighting and heating connected. In addition there is a well-tended vegetable garden, cedar greenhouse and a wooden toolshed.

GARAGE

A pair of timber doors, obscure glazed window to the side aspect, power and lighting connected.

AGENT'S NOTES

- Tenure - Freehold
- Council Tax Band - F
- Property Type - Detached cottage
- Property Construction - Timber framed with thatched roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 1356.26
- Parking - Garage and driveway

UTILITIES/SERVICES

- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Oil fired boiler with radiators and wood burner
- Broadband - Fibre to the Cabinet
- Mobile Signal/Coverage - None - Wifi calls only

- Flood risk - Flood zone 3 (vendor advised no flooding for over 29 years)
- Listed - Grade II Listed
- Conservation Area - Yes

VIEWINGS

By appointment through the Agents.











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Council Tax Band - F
Local Authority - Uttlesford





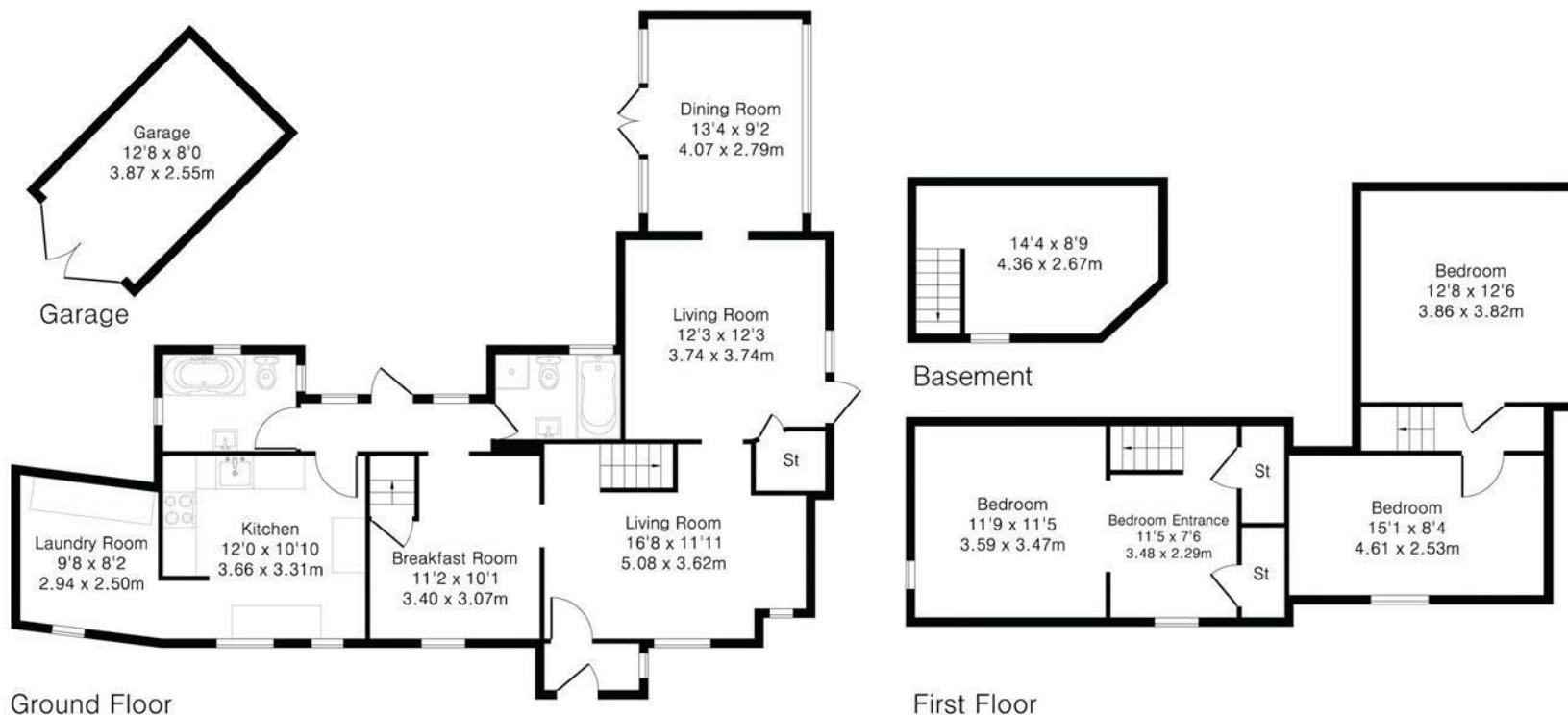
Approximate Gross Internal Area 1595 sq ft – 148 sq m

Ground Floor Area 905 sq ft – 84 sq m

First Floor Area 570 sq ft – 53 sq m

Second Floor Area 120 sq ft – 11 sq m

Garage Area 101 sq ft – 9 sq m





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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.