



Wicken Bonhunt, CB11 3UL

CHEFFINS

Wicken Bonhunt,
CB11 3UL

- Detached home
- Beautifully presented
- Large reception rooms ideal for entertaining
- Bathroom and two en suites
- Five bedrooms
- Spacious garden with a patio and summerhouse/studio

A stunning five bedroom detached home situated in a prominent position with the village. The property offers bright and beautifully presented accommodation, together with ample off street parking and a rear garden with a summerhouse/studio.

5 4 3

Guide Price £900,000





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.

GROUND FLOOR**ENTRANCE HALL**

Entrance door, window to the side aspect, staircase rising to the first floor with storage cupboard under and doors to adjoining rooms.

SITTING ROOM

Feature fireplace with wood burning stove and windows to two aspects providing a good degree of natural light.

SHOWER ROOM

Comprising pedestal wash basin, shower enclosure, low level WC, heated towel rail and obscure glazed window to the side aspect.

STUDY

Windows to the front and side aspects.

DINING ROOM

Window to the side aspect and glazed French doors opening to the garden.

KITCHEN/DINER

Fitted with a range of base and eye level units with granite worktops, ceramic sink unit, space for range style cooker with extractor hood over, integrated Bosch dishwasher and integrated fridge and freezer. Windows to the side and rear aspects, a high level feature window and a part-glazed external door to the rear. Door to:

UTILITY ROOM

Fitted with base and eye level units, space

and plumbing for washing machine and tumble dryer, stainless steel sink, wall-mounted gas fired boiler, window to the rear aspect and part-glazed external door to the side.

FIRST FLOOR**LANDING**

Doors to adjoining rooms, access to the loft space, window to the side aspect and built-in airing cupboard housing the hot water cylinder with full pressurised system.

BEDROOM 1

Windows to the front and side aspects, fitted wardrobes and door to:

EN SUITE

Comprising wash basin with vanity unit beneath, low level WC, free-standing bath and shower enclosure with dual shower heads. Velux window providing a good degree of natural light.

BEDROOM 2

Window to the rear aspect and door to:

EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, corner shower enclosure, heated towel rail and obscure glazed window to the rear aspect.

BEDROOM 3

Window to the side aspect and Velux window.

BEDROOM 4

Windows to the front and side aspects.

BEDROOM 5

Window to the rear aspect.

BATHROOM

Comprising pedestal wash basin, panelled bath, low level WC and obscure glazed window to the rear aspect.

OUTSIDE

To the front of the property is a block paved driveway providing off-street parking for several vehicles. The front garden is laid to lawn with a curved wall to the boundary and wrought iron gates. There is gated side access to the rear garden which is predominantly laid to lawn with a number of mature trees, a paved terrace for al fresco entertaining and a summer house/studio.

SUMMERHOUSE/STUDIO

With decked terrace to the front, accessed via a part-glazed door with two windows to the front, power and lighting connected.

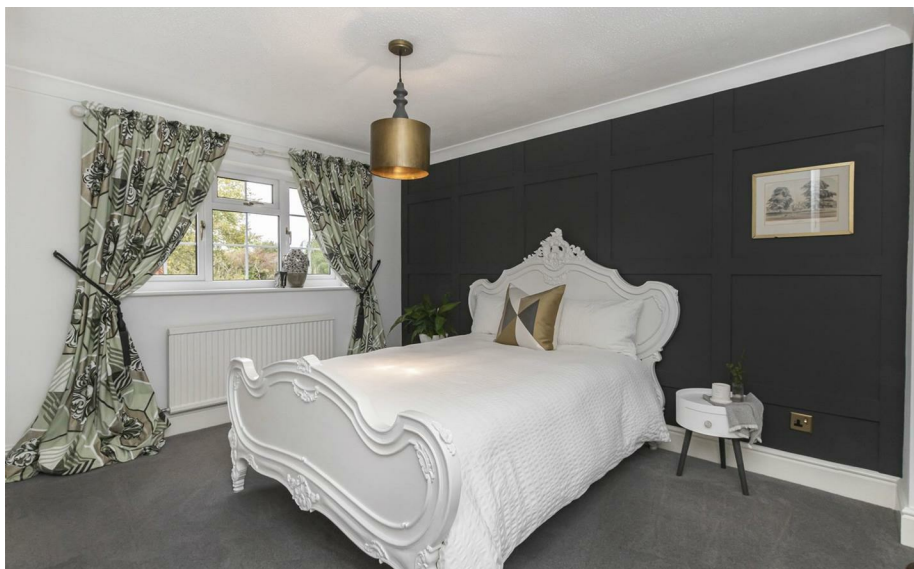
VIEWINGS

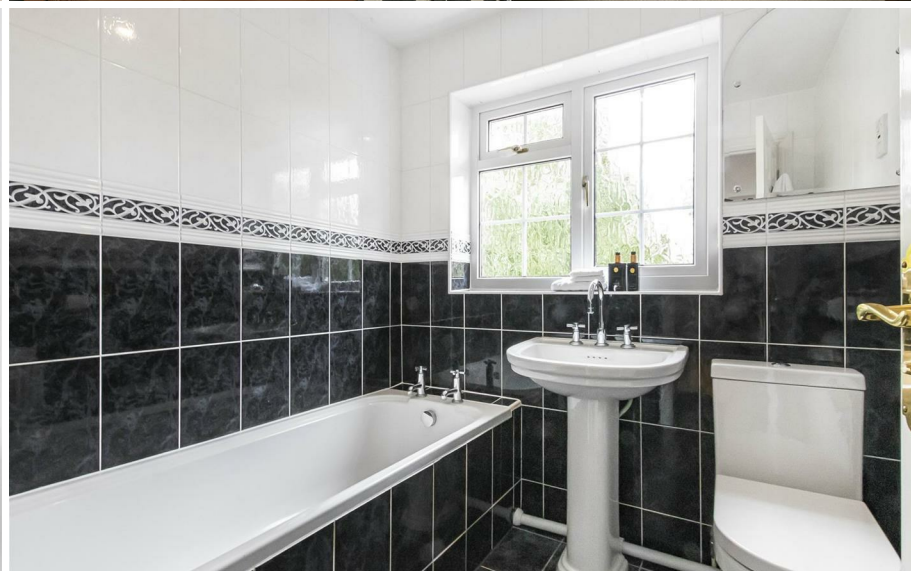
By appointment through the Agents.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

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Tenure – Freehold

Council Tax Band – G

Local Authority – Uttlesford





Approximate Gross Internal Area 2434 sq ft - 226 sq m

Ground Floor Area 1382 sq ft – 128 sq m

First Floor Area 1052 sq ft – 98 sq m





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.

