



Ashdon, CB10 2HB

CHEFFINS

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Guide Price £565,000

- Delightful period cottage
- Central village location
- Wealth of character
- Stunning vaulted reception room
- Detached annexe
- Off-street parking

A delightful and picturesque Grade II Listed detached thatched cottage in the centre of a sought-after village. The property hosts a wealth of period features, together with a contemporary oak framed vaulted reception room and detached two storey studio.





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

Timber entrance door to:

SITTING ROOM

Dual aspect room with window to the front overlooking the High Street and window to the rear overlooking the garden. Open fireplace with exposed brickwork, exposed timbers, tiled flooring with underfloor heating and understairs storage cupboard. The room could also be used as a dining room.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with composite stone worktop, sink unit, four ring hob, Rayburn oven providing cooking facility, central heating and hot water, integrated dishwasher, fridge and freezer and free-standing washing machine, space for tumble dryer and wine cooler. Brick chimneybreast and exposed timbers, windows overlooking the High Street and garden and a glazed stable door providing access to the garden and terrace.

STUDY/SNUG

A dual aspect room with bay window to the front and further window to the side. Fireplace with tiled hearth and oak bressumer, exposed timbers, bespoke fitted shelving and bookcases and tiled flooring with underfloor heating. Doorway to:

INNER HALLWAY

A more recent, oak framed addition to the cottage, transforming the living area by linking to the vaulted reception room. Full height double glazed panels with views over the garden, tiled flooring with underfloor heating and double glazed door to:

VAULTED RECEPTION ROOM

A stunning room with exposed oak framing, tiled flooring with underfloor heating, a number of double glazed panels providing an excellent degree of natural light and two sets of doors opening to the garden and terrace. There is potential, if required, to form a link to the detached studio, subject to relevant approval.

CLOAKROOM

Comprising WC and wash basin.

FIRST FLOOR**LANDING**

Window to the front aspect, exposed timbers and timber doors to adjoining rooms.

BEDROOM 1

Windows to the side and front aspects, exposed timbers, brick chimney breast, wash basin and airing cupboard.

BEDROOM 2

There are two steps over a tie-beam into the room. Window to the side aspect, exposed timbers and brick chimneybreast.

BEDROOM 3

Window to the rear aspect, exposed timbers and further leaded window from the landing providing natural light.

SHOWER ROOM

Comprising shower enclosure, low level WC, pedestal wash basin, exposed timbers, brick chimneybreast and window to the rear aspect overlooking the garden.

DETACHED STUDIO

In addition to the main house is an excellent studio stable conversion. The building provides a variety of uses from home office, studio, workshop or annexe. The conversion

incorporated insulated walls, lighting, electrics, networking from the main house and heating. The studio comprises:

STUDIO

Glazed stable door from the side aspect and garden, window to the side aspect, exposed timbers, electric panel heater and internal timber door to:

HALLWAY

A pair of glazed double doors opening to the garden and providing a secondary entrance. Staircase rising to the first floor and further timber door to:

SHOWER ROOM

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

FIRST FLOOR**BEDROOM**

Please note that the central peak of the ceiling measures 6'4". Windows to either end, skylight, exposed timbers and floorboards.

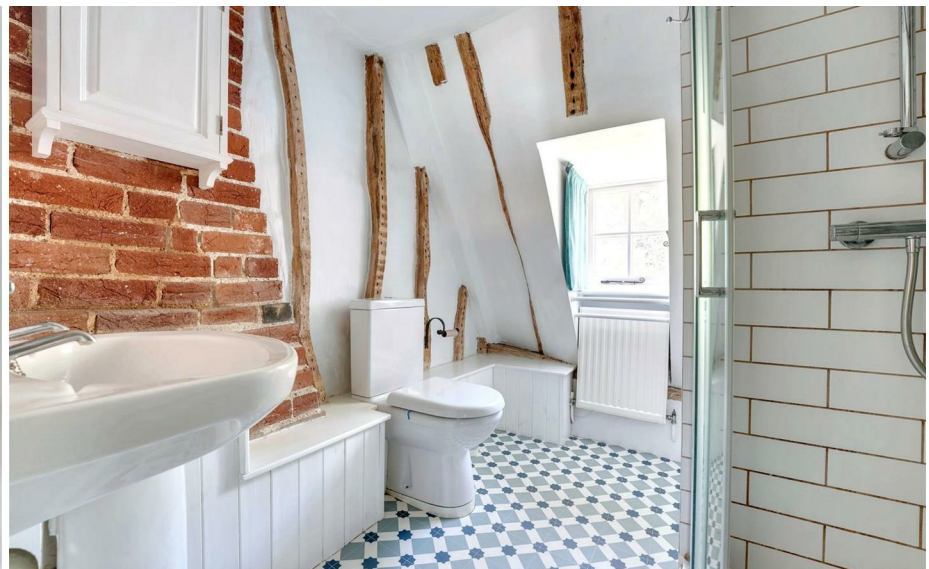
OUTSIDE

The property is set in the centre of this picturesque and highly sought-after village. To the left hand side of the property is a gravel driveway, in turn leading to the parking area. The garden incorporates a large paved terrace, ideal for al fresco entertaining, with gravelled pathways, flower and shrub borders and raised sleeper beds. Steps and path lead to the rear of the garden with a gate to the parking area and a large storage area.

There is a pedestrian right of access for the neighbouring property over the driveway of Moss Cottage.

VIEWINGS

By appointment through the Agents.





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



Ground Floor

- Reception Room: 17'4" x 9'10" (5.29 x 2.99)
- Reception Room: 12'8" x 10'7" (3.86 x 3.23)
- Ensuite: 6'3" x 5'8" (1.90 x 1.72)
- Bedroom: 19'3" x 10'7" (5.86 x 3.22)

First Floor

- Shower Room: 7'9" x 6'11" (2.36 x 2.11)
- Bedroom: 14'4" x 12'2" (4.37 x 3.70)
- Bedroom: 7'9" x 6'11" (2.35 x 2.11)
- Bedroom: 13'7" x 12'2" (4.13 x 3.70)

Ground Floor

- Kitchen: 13'10" x 13'0" (4.21 x 3.95)
- Dining Room: 16'6" x 14'1" (5.02 x 4.30)
- Reception Room: 13'8" x 11'4" (4.16 x 3.45)
- WC: 4'6" x 3'0" (1.38 x 0.92)

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.