



Wicken Bonhunt, CB11 3UL

**CHEFFINS**



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**Guide Price £875,000**

Wicken Bonhunt,  
CB11 3UL

- Detached single storey residence
- Versatile accommodation of approx. 2628 sqft
- Five bedrooms & two bathrooms
- Detached double garage
- Potential for loft conversion (stpp)
- Ideally located for road and rail networks

A substantial, single storey property enjoying expansive and versatile accommodation of approximately 2628 sqft. The property is centrally set in a generous 0.45 of an acre plot, together with a detached double garage.







## 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.

## RECEPTION HALL

Hardwood glazed door with adjoining obscure glazed panels to either side providing a good degree of natural light. Built-in airing cupboard housing the hot water cylinder and shelving. Doors to adjoining rooms.

## SITTING ROOM

A dual aspect room with double glazed window to the front and double glazed sliding patio doors providing direct access to the terrace and garden. Gas flame fireplace with stone hearth and surround.

## DINING ROOM

A dual aspect room with double glazed windows to the front and side, providing a good degree of natural light and views over the garden and surroundings. The room offers a multitude of uses, dependent upon needs, including scope to incorporate with the kitchen space to make an impressive open plan kitchen/breakfast/living space.

## KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with worktop space over, sink unit, integrated dishwasher, built-in double oven, integrated fridge and freezer. Double glazed window overlooking the garden and door to:

## UTILITY ROOM

Fitted with a matching range of base and eye level units with worktop space over, sink unit, space for washing machine and tumble dryer, floor mounted boiler, window to the rear aspect overlooking the garden and

double glazed door providing access to the outdoor space.

## STUDY

Double glazed window to the front aspect and access to the loft space.

## CLOAKROOM

Comprising low level WC, obscure double glazed window and part tiled walls.

## BEDROOM 1

An impressive and spacious room with double glazed windows with fitted shutters to two aspects overlooking the garden, built-in wardrobes and door to:

## EN SUITE

A spacious en suite comprising walk-in shower enclosure, panelled bath, low level WC, vanity wash basin, heated towel rail, tiled walls and obscure double glazed window with fitted shutters.

## BEDROOM 2

Double glazed window to the front aspect overlooking the garden. Built-in wardrobe.

## BEDROOM 3

Double glazed window to the rear aspect overlooking the garden. Built-in wardrobe.

## BEDROOM 4

Double glazed window to the rear aspect overlooking the garden. Built-in wardrobe.

## BEDROOM 5

Double glazed window to the rear aspect overlooking the garden. Built-in wardrobe.

## BATHROOM

Suite comprising walk-in shower enclosure, panelled bath, vanity wash basin with cupboards below, WC, heated towel rail and obscure double glazed window with fitted shutter.

## LOFT SPACE

The loft space provides huge potential for conversion, subject to needs and relevant approval. It offers substantial floor space, together with a maximum head height of approximately 9' 6".

## OUTSIDE

The property is set a lane within the village and enjoys a generous plot of approximately 0.45 of an acre. Access is via a gravelled driveway providing extensive off-street parking. The gardens are mainly laid to lawn with flowerbeds and a pathway around the property. There is a terrace adjoining the sitting room which enjoys the afternoon and evening sun.

## DETACHED DOUBLE GARAGE

Accessed via an up and over door, with double glazed windows to two aspects and an obscure glazed personal door to the rear. Power and lighting connected.

## VIEWINGS

By appointment through the Agents.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		72
	55	
England & Wales		
EU Directive 2002/91/EC		

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Tenure - Freehold

Council Tax Band - G

Local Authority - Uttlesford



Total floor area (excluding garage) 244.15 sq.m (2,628 sq.ft.) approx  
Garage area 33.5 sq.m. (362.28 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk

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.

