



Wood Hall, Arkesden, CB11 4HA

CHEFFINS

## Wood Hall

Arkesden,  
CB11 4HA

- Idyllic setting
- Wood burning stove
- Vaulted reception room with exposed beams
- Exceptional craftsmanship throughout
- Landscaped rear garden
- Driveway and garage

A charming four bedroom Grade II Listed barn forming part of the prestigious Wood Hall Estate. The property offers characterful and beautifully presented accommodation, together with ample off-street parking, garage and a recently landscaped rear garden.

4 2 2

**Offers In Excess Of £800,000**





## 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

### ENTRANCE HALL

Stable entrance door, double glazed window to the front aspect and doors to adjoining rooms.

### FAMILY ROOM

Double glazed window to the front aspect.

### CLOAKROOM

Comprising ceramic wash basin and high level WC.

### KITCHEN

Fitted with a range of base and eye level units with American black walnut worktop space over, space for range style cooker with extractor hood over, integrated Neff dishwasher, space and plumbing for washing machine and American style fridge freezer. Central island with double butler sink, instant boiling water tap and quartz worktop space. Double glazed windows to the rear aspect and double glazed French doors opening to the rear patio.

### SITTING ROOM

Central feature fireplace with wood burning stove, double glazed windows to the rear aspect and opening to:

## VAULTED DINING ROOM

Full height double glazed window to the front aspect and staircase rising to the first floor.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms.

### BEDROOM 1

Velux window to the rear aspect and internal window to the front. Door to:

### EN SUITE

Comprising pedestal wash basin, high level WC and walk-in shower enclosure with dual shower head. Heated towel rail and Velux window to the rear aspect.

### BATHROOM

Comprising pedestal wash basin, high level WC, free standing roll top bath, heated towel rail and Velux window to the rear aspect.

### BEDROOM 2

Double glazed window to the front aspect.

### BEDROOM 3

Velux window to the rear aspect.

### BEDROOM 4

Double glazed window to the front aspect.

## OUTSIDE

To the front of the property is a gravelled driveway providing off-street parking for several vehicles and access to the garage, together with an Indian sandstone patio with an adjoining flowerbed. To the rear of the property is a sunken Indian sandstone patio with steps leading to the garden which is predominantly laid to lawn with mature hedges to the rear.

## GARAGE

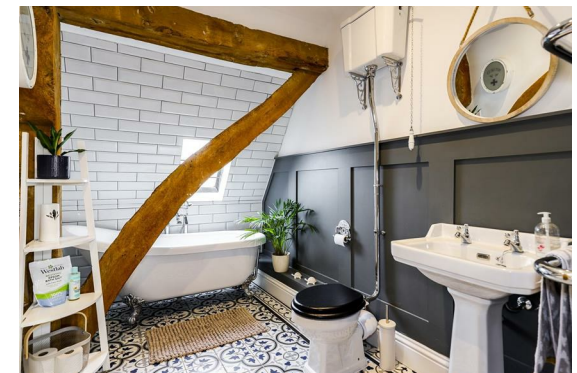
Double timber doors and bespoke fitted cabinetry and shelving. Currently converted to a gym.

## MATERIAL INFORMATION

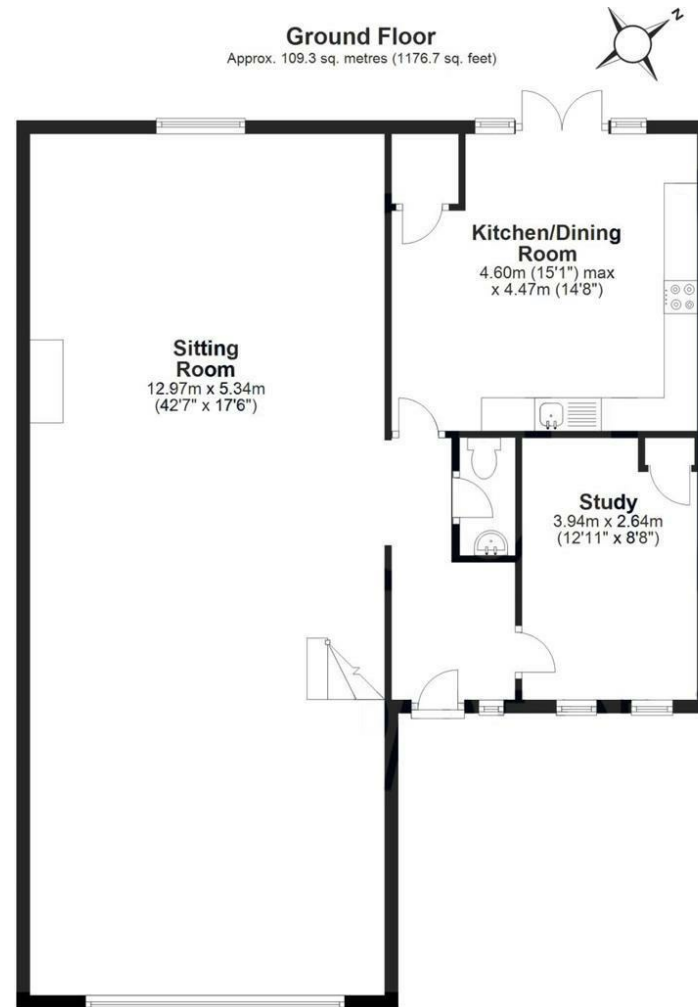
- Tenure – Freehold
- Annual service charge amount – £379.35 p.a.
- Service charge review period – Annual
- Council tax band – G

## VIEWINGS

By appointment through the Agents.







Total area: approx. 177.8 sq. metres (1913.9 sq. feet)

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Tenure - Freehold

Council Tax Band - G

Local Authority - Uttlesford District Council

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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.