



Church End, Ashdon, CB10 2HG

CHEFFINS

Church End

Ashdon,
CB10 2HG

- Grade II listed
- Extended and refurbished
- Part-vaulted kitchen/dining room
- Four bedrooms
- Family bathroom, separate shower room and en suite
- Beautiful landscaped garden
- Tucked away location

A stunning Grade II Listed residence set in an enviable position within this sought-after and picturesque village. The property has been enlarged and extensively refurbished to a very high standard, with landscaped gardens and ample off-street parking.

4 3 2

Guide Price £800,000





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.

THE OLD VICARAGE

The Old Vicarage is set in a stunning and tucked away location within the village with beautiful views over the Church and grounds. The property has been enlarged and extensively refurbished to a very high standard and was carried out by local craftsmen.

GROUND FLOOR

ENTRANCE HALL

Glazed oak entrance door with adjoining double glazed window and staircase rising to the first floor with fitted understairs storage area, exposed timbers, limestone flooring with underfloor heating, open plan to the kitchen/dining room, doors to cloakroom and utility room..

KITCHEN/DINING ROOM

An impressive room with part-vaulted ceiling, exposed timbers and limestone flooring with underfloor heating. The kitchen comprises an extensive range of base and eye level units with solid oak work surface and matching central island with quartz work surface and breakfast bar, also incorporating Villeroy & Boch Belfast sink, integrated dishwasher, two integrated fridges, integrated freezer, water softener, range cooker with gas point, exposed timbers. The room enjoys a good degree of natural lighting via glazed double doors with adjoining windows and bi-fold doors leading to the terrace with views over the garden. Doors to adjoining reception rooms.

SITTING ROOM

Windows to two aspects with views over the gardens and Church, inglenook fireplace with exposed brickwork, hearth, log burning stove and original bread oven. Door to:-

ORIGINAL ENTRANCE HALL

Timber door with decorative leaded window and porch over with views and access through to the Church grounds, exposed brickwork and floor, further door to:-

FAMILY ROOM

A dual aspect room with windows to the rear and

side aspects with views over the Church and gardens, exposed brick fireplace with gas point for fire (currently not in use), fitted storage, exposed timbers.

UTILITY ROOM

Comprising work surface with space for tumble dryer and washing machine below, fitted cupboards, stainless steel sink unit, fitted shelving and window overlooking the terrace, limestone flooring with underfloor heating.

CLOAKROOM

Comprising low level WC, wash hand basin, limestone flooring with underfloor heating and window.

FIRST FLOOR

LANDING

Window and Velux skylight providing a good degree of natural lighting, exposed timbers and built-in airing cupboard housing a large pressurised hot water cylinder.

BEDROOM 1

An impressive room with vaulted ceiling and exposed timbers, window with glorious views over the Church and grounds, fireplace with exposed brickwork (currently not in use) and fitted storage. Door to:-

EN SUITE

Refitted suite comprising shower enclosure, low level WC, wash hand basin, part-tiled walls and flooring, underfloor heating, heated towel rail and exposed timbers.

BEDROOM 2

Window overlooking the Church and grounds, vaulted ceiling with upper storage area and exposed timbers.

BATHROOM

Refitted suite comprising panelled bath with independent shower over, low level WC, wash hand basin, heated towel rail, exposed timbers, tiled flooring and obscure glazed window.

BEDROOM 3

Window overlooking the garden and terrace with part views over the countryside and a magnolia tree, access to the attic space.

BEDROOM 4

Window to the side aspect overlooking the garden, exposed timbers.

SHOWER ROOM

Suite comprising low level WC, wash hand basin, tiled shower enclosure, heated towel rail, tiled flooring and window.

OUTSIDE

The Old Vicarage is set in a stunning, private and tucked away location in the village with countryside views and attractive walks on the doorstep. The front of the property overlooks the Church and grounds. There is vehicular access to the rear of the property from Walden Road which leads to a gravel driveway with picket fencing providing ample off-street parking and access to the detached garage. The gardens have been landscaped and are mainly laid to lawn with a sweeping gravelled path, in turn leading to an extensive natural stone terrace which is ideal for al fresco entertaining. In addition, there are mature trees and shrubs. The garden wraps around the side of the property, in turn leading to the Church and grounds.

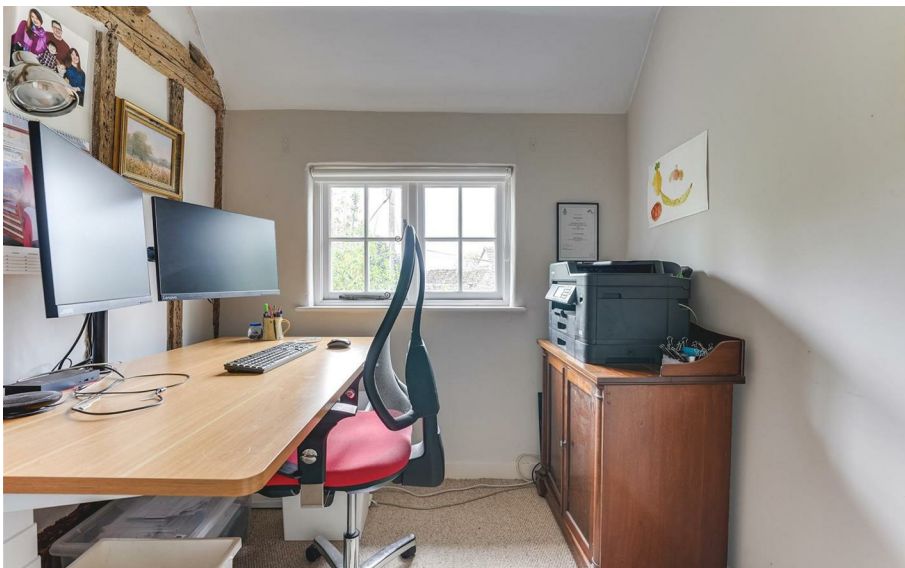
PLANNING PERMISSION

The Old Vicarage has approved planning permission for an attractive replacement garage with studio/storage above (planning reference UTT/1943/10/FUL). Works have commenced holding the planning approval in perpetuity. A subsequent application (planning reference UTT/1152/11/FUL) was approved for a larger garage and studio. This planning approval has now lapsed.

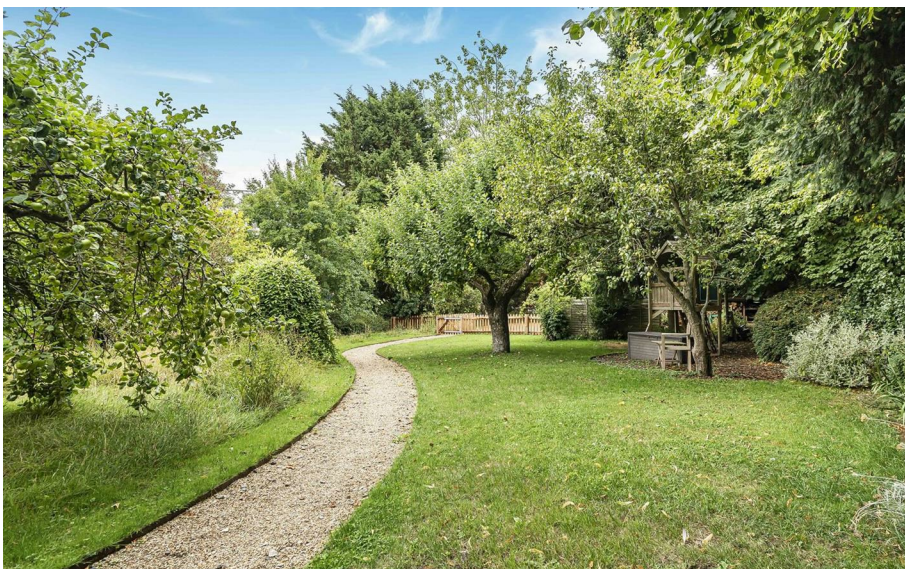
VIEWINGS

By appointment through the Agents.













Guide Price £800,000
Tenure - Freehold
Council Tax Band - F
Local Authority - Uttlesford District Council



Approximate Gross Internal Area
153.74 sq m / 1654.84 sq ft
(Excludes Garage)
Garage Area 32.83 sq m / 353.37 sq ft

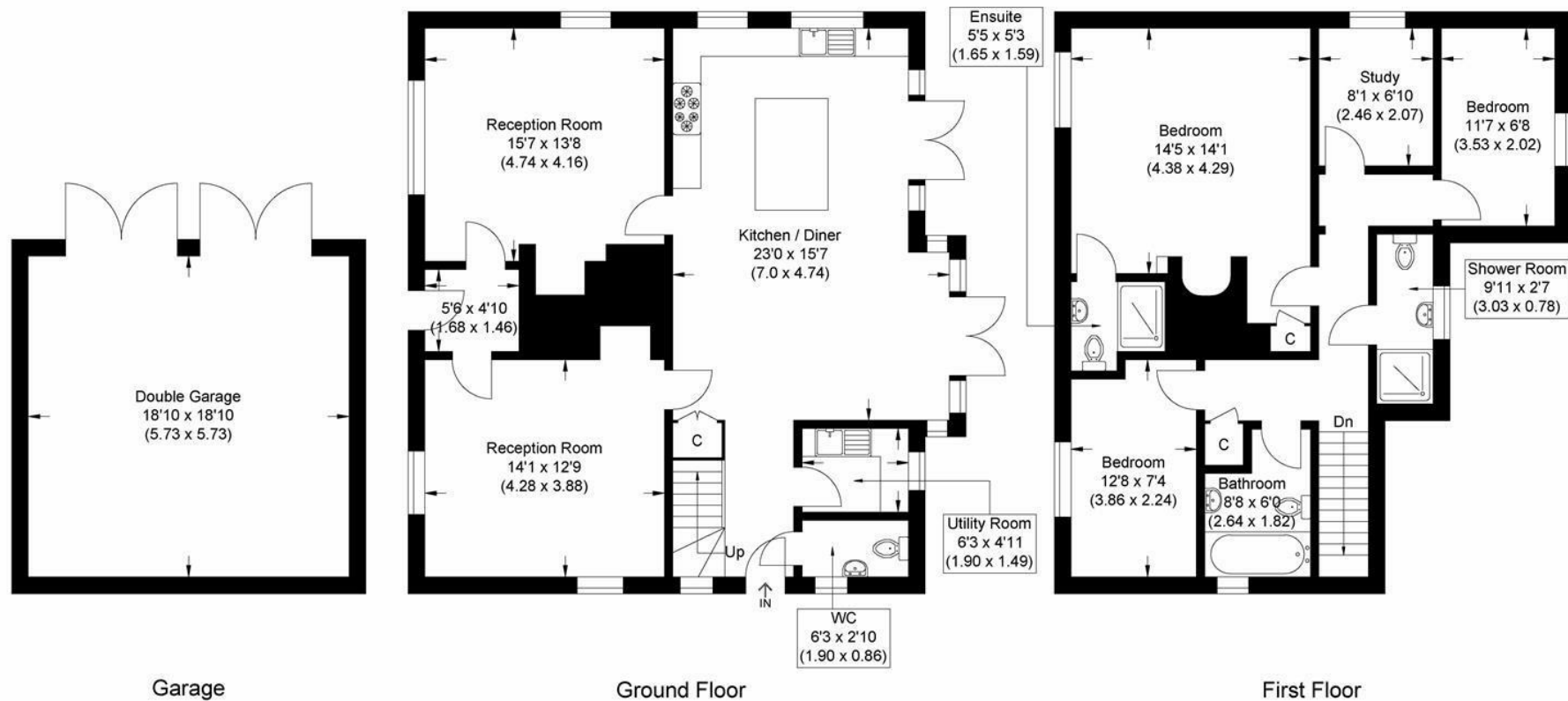


Illustration for identification purposes only, measurements are approximate, not to scale.



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.

