



Church End, Rickling, CB11 3YL

CHEFFINS

Church End

Rickling,
CB11 3YL

- Grade II Listed
- Numerous original features
- Four double bedrooms
- Approx. 3,081 sqft
- Mature grounds of approx. 2.72 acres
- Picturesque, rural location
- Ultrafast full fibre broadband

A charming, Grade II Listed cottage set in a rural location and enjoying a generous mature plot of approximately 2.72 acres, providing equestrian opportunity. The cottage retains a number of original features and offers versatile accommodation, together with a detached double garage.

4 2 5

Guide Price £985,000





LOCATION

Rickling is a picturesque and very popular hamlet adjoining the village of Quendon. There is an excellent primary school, inn / restaurant, one of the oldest cricket pitches in the country and a parish church. The cottage is located on the outskirts of the village, set in a tucked-away position next to the Church and surrounded by open farmland. The fine old market town of Saffron Walden is approximately six miles to the north, with Bishop's Stortford 7 miles to the south and only 2 miles from Newport where there are good facilities including a main line station, Newport Free Grammar School, shops and public houses. There is fast access to Junctions 8 and 9 of the M11.

GROUND FLOOR

ENTRANCE

Solid oak entrance door opening to:

BREAKFAST ROOM

An impressive, vaulted room with exposed timbers and windows to two aspects. Terracotta tiled flooring and open studwork to:

KITCHEN

Fitted with a bespoke range of solid oak unit with granite worktop space over, butler sink, space for range cooker, terracotta tiled flooring and windows to the side and rear aspects.

REAR HALL

Glazed solid oak door providing access to the rear outdoor space. Built-in pantry cupboard with shelving.

CLOAKROOM

Comprising low level WC, wash basin and obscure leaded window.

DINING ROOM

Window to the front aspect overlooking the garden, inglenook fireplace with exposed brickwork and York stone hearth. Further window looking through to the rear hall. Door to:

SNUG

Window to the front aspect, staircase rising to the first floor, exposed timbers and fireplace with stove and York stone hearth.

GROUND FLOOR BEDROOM

A triple aspect room with windows overlooking the garden and adjoining countryside, fireplace with exposed brickwork and tiled hearth, built-in cupboard with ornate carved door.

LINK CORRIDOR

A curved link connecting the two parts of the cottage, with a series of windows providing a good degree of natural light and views over the garden.

UTILITY ROOM

Fitted units with worktop space over, space and plumbing for washing machine and tumble dryer, space for fridge and freezer. Window to the rear aspect and glazed stable door providing access to the terrace.

INNER HALL

Second staircase rising to the first floor and open studwork to the drawing room.

CLOAKROOM

Comprising low level WC and wash basin.

GROUND FLOOR BEDROOM

Wide window to the front aspect.

DRAWING ROOM

An impressive, vaulted reception room with a number of exposed timbers and windows to the front and rear aspects enjoying pleasant views. In addition is an inglenook fireplace with exposed brickwork, York stone hearth, large stove and former bread oven. Open tread oak steps lead to the mezzanine level, providing a variety of uses dependent upon needs.

STUDY

Window to the front aspect, glazed stable door providing access to the rear and exposed timbers.

FIRST FLOOR

LANDING

Accessed via the staircase from the snug. Window to the side aspect and exposed timbers. The large landing area provides scope for a number of uses, dependent upon needs, including dressing room or study.

BEDROOM

Windows to the front and rear aspects and exposed timbers.

BATHROOM

An impressive bathroom with suite comprising WC, bidet, pedestal wash basin and oval bath. Tiled walls

and flooring and obscure glazed windows to two aspects.

SECOND LANDING

Accessed via the staircase from the inner hall. Window to the rear aspect and oak door to:

BEDROOM

Window to the front aspect with beautiful views over the garden and adjoining countryside. Oak door leading to:

EN SUITE

Comprising panelled bath with independent shower over, pedestal wash basin, low level WC, tiled walls and flooring and window to the rear aspect.

OUTSIDE

The property is set in a stunning, rural location between the church and arable farm and sits comfortably within its own mature plot of approximately 2.72 acres. To the right hand side is a gravelled driveway providing off-street parking and access to the detached double garage. The garden is a particular feature of the property, mainly laid to lawn with mature hedging and trees, terraces, pond and stable providing equestrian facilities, together with a five bar gate providing access to the paddock.

DETACHED DOUBLE GARAGE

Well-constructed with a pair of double doors to the front aspect. The garage offers huge scope for part or full conversion to ancillary accommodation or home office, subject to needs and relevant approval.

MATERIAL INFORMATION

- Tenure - Freehold
- Annual service charge amount - N/A
- Council tax band - G

VIEWINGS

By appointment through the Agents.



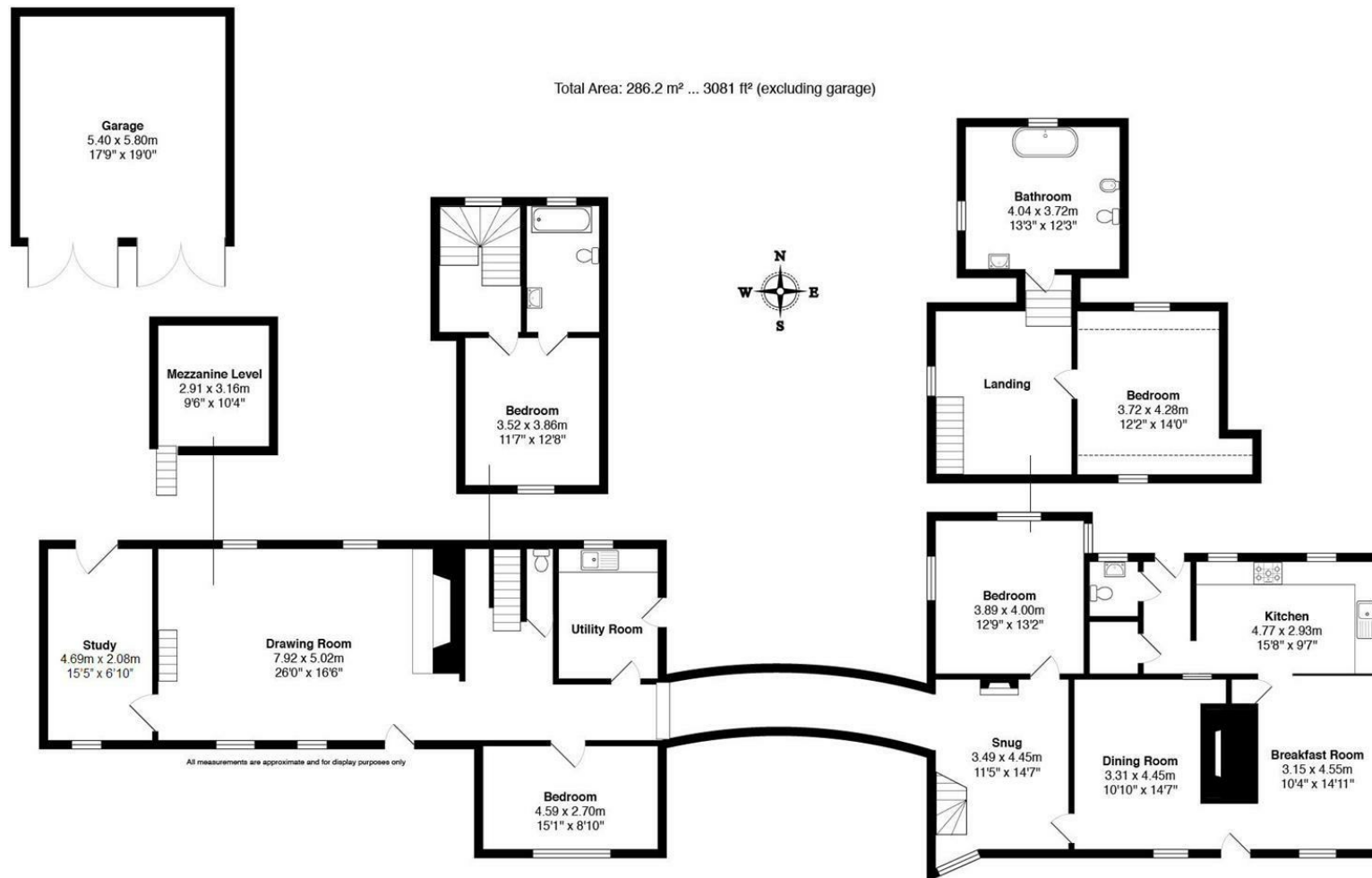






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Tenure - Freehold
Council Tax Band - G
Local Authority - Uttlesford







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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.