



Elmdon, CB11 4LT

CHEFFINS

Elmdon

CB11 4LT

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Guide Price £1,050,000

- Grade II Listed
- Stunning setting in the heart of the village
- Numerous original features
- Beautifully maintained grounds of approx. 0.5 acres
- Double bay cart lodge parking

A handsome, Grade II Listed, detached residence enjoying a commanding, elevated position in the heart of this picturesque village. The property boasts a wealth of original features, together with beautiful gardens, double bay cart lodge and a useful detached studio offering scope for conversion.





LOCATION

The highly regarded village of Elmdon is 6 miles from the fine old market town of Saffron Walden with its excellent shopping, schooling and recreational facilities. Audley End mainline station to London's Liverpool Street is 6 miles and the M11 access at Stump Cross (junction 9) is 6 miles.

GROUND FLOOR**VAULTED RECEPTION HALL**

A spacious and welcoming hall with solid oak entrance door and a pair of bespoke oak framed arched windows overlooking the garden, staircase rising to the first floor and exposed timbers.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with worktop space over, sink unit, integrated fridge, dishwasher and space for range cooker. Windows to two aspects providing a pleasant, panoramic view over the gardens and driveway. Exposed timbers and door to:

FAMILY ROOM

Bay window to the front aspect with elevated views over the front garden and centre of the village, further window to the side aspect and fireplace with timber mantle and surround. Door to staircase rising to the first floor.

SITTING ROOM

Boasting a wealth of exposed timbers and inglenook fireplace, the room enjoys a good degree of natural light and elevated views over the centre of the village. Door to:

DINING ROOM

A versatile, multi-purpose room with fireplace with exposed brickwork, built-in display cabinet and bay window to the front aspect. Door to:

UTILITY ROOM

Fitted with an extensive range of base and eye level units with worktop space over, sink unit, space for fridge freezer, additional freezer and washing machine. Windows to two aspects overlooking the garden and door returning to the reception hall.

CLOAKROOM

Comprising WC and wash basin.

FIRST FLOOR**LANDING**

Exposed timbers and timber doors to adjoining rooms.

BEDROOM 1

A stunning, vaulted room with exposed original timber framing, together with stunning views over the village.

DRESSING ROOM

Fitted with a range of wardrobes and cupboards, impressive brick chimneybreast and window with elevated views. The room could also be used as a nursery.

INNER LANDING

Accessed via the staircase from the snug, with further staircase rising to the second floor.

BATHROOM

Refitted suite comprising panelled bath, separate shower enclosure, low level WC, vanity wash basin with cupboards below and windows overlooking the garden.

BEDROOM 3

A dual aspect room with elevated views, exposed timbers and built-in wardrobes.

BATHROOM

Comprising panelled bath, low level WC, wash basin and window overlooking the garden.

STUDY/BEDROOM 5

A pair of windows to the side aspect, fitted cupboard and shelving.

BEDROOM 2

Exposed timbers, fireplace with exposed brickwork and window enjoying elevated views. Door to:

EN SUITE

Comprising panelled bath with shower attachment, WC, wash basin and leaded window to the rear aspect.

SECOND FLOOR**BEDROOM 4**

An attic room with exposed timbers and a pair of windows overlooking the Church.

OUTSIDE

The property is set in an elevated and commanding position within the village next to the Church, comfortably set within its own delightful mature grounds approaching half an acre. It is accessed via a five-bar gate, in turn leading to a gravelled driveway providing off-street parking and the two bay open cart lodge with adjoining store. The gardens have been lovingly landscaped and maintained over a number of years. They are mainly laid to lawn with various well-stocked flower and shrub borders, terraces, mature hedging and planting. Adjoining the rear of the property is a paved terrace with steps leading up to the main garden and a detached studio.

STUDIO

Currently used for storage and with its own separate access, the studio could be converted to a home office, gym or annexe, dependent upon needs and relevant approval.

VIEWINGS

By appointment through the Agents.













Guide Price £1,050,000
Tenure - Freehold
Council Tax Band - G
Local Authority - Uttlesford





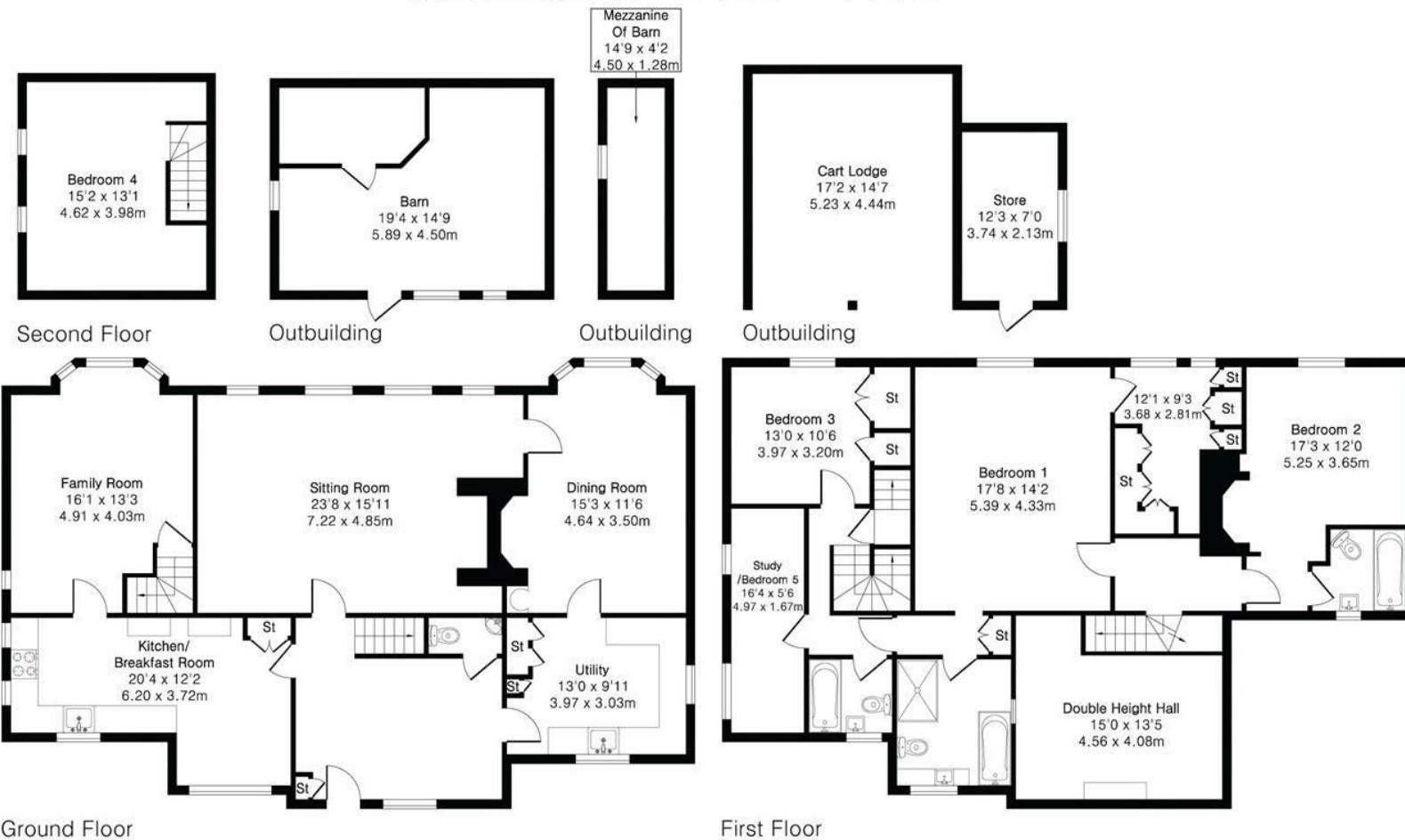
Approximate Gross Internal Area 2849 sq ft - 264 sq m

Ground Floor Area 1359 sq ft - 126 sq m

First Floor Area 1292 sq ft - 120 sq m

Second Floor Area 198 sq ft - 18 sq m

Outbuilding Area 433 sq ft - 40 sq m





Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at:

<https://www.gov.uk/stamp-duty-land-tax>

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.

