



# **High Street**

Great Chesterford, CB10 1PL

- Grade II Listed
- Beautifully presented throughout
- Mature, private gardens
- Detached barn with scope for conversion
- Sought-after location, ideally located for commuters
- Offered chain free

A beautiful, Grade II Listed, detached house set in the heart of this highly sought-after village. The property enjoys a number of original features, together with a good sized private garden and detached barn offering scope for conversion.



# Guide Price £895,000



# **CHEFFINS**















# **LOCATION**

Great Chesterford is one of the area's most sought after villages with its outstanding range of local amenities including a store, fine church, primary school, hotel/restaurant, 2 inns and its own mainline railway station with a commuter service to Cambridge and London Liverpool Street. The market town of Saffron Walden is situated about 4 miles to the south and the university city of Cambridge about 11 miles to the north. The nearest M11 motorway access point is less than 1 mile away at Stump Cross and for the international commuter Stansted Airport is located just off Junction 8 on the M11 motorway close to Bishop's Stortford.

## **GROUND FLOOR**

# **ENTRANCE HALL**

Timber entrance door accessed via the side path, a pair of windows to the side aspect, exposed timbers, door to cellar **CELLAR** and timber doors to adjoining rooms.

# SITTING ROOM

A dual aspect room with windows FIRST FLOOR overlooking the garden, inglenook fireplace with exposed brickwork and inset log burning stove, oak flooring and exposed timbers.

# MUSIC ROOM/SNUG

A versatile, multi-purpose space with exposed timbers, oak flooring and fitted bookcase. Door to kitchen/breakfast room and doorway to:

# **DINING ROOM**

A dual aspect room with windows overlooking the garden, oak flooring.

# KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with quartz worktops, sink, three oven gas fired Aga, free standing washing machine, dishwasher and fridge freezer and a pair of larder cupboards. Exposed timbers and windows to two aspects overlooking the garden and street scene. Door to:

## SIDE LOBBY

Staircase rising to the first floor and door with adjoining window providing access to the front garden.

## **GROUND FLOOR SHOWER ROOM**

Comprising shower enclosure, pedestal wash basin, low level WC, heated towel rail and obscure glazed window.

A useful space, currently used for storage, with power and lighting connected

# **LANDING**

Window to the side aspect, exposed timber and built-in airing cupboard.

# **BEDROOM 1**

A dual aspect room with windows to the front and side aspects providing a pleasant outlook. Exposed timbers and fitted wardrobes.

# **BATHROOM**

Comprising panelled bath, separate shower enclosure, vanity wash basin, low level WC, heated towel rail and skylight.

# **BEDROOM 2**

A dual aspect room with windows overlooking the rear garden.

# **BEDROOM 3**

A pair of windows to the side aspect, exposed timbers.

# **BEDROOM 4**

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

## BEDROOM 5

Window to the side aspect, exposed timbers.

## **OUTSIDE**

The property is set in an elevated position in the heart of this highly sought-after and well-served village, within walking distance of the amenities and facilities. The mature plot is accessed via a pair of five bar timber gates, in turn leading to a gravelled driveway providing extensive off-street parking with EV charging point and access to the detached barn. Adjoining the property is a paved terrace with flower and shrub borders and steps leading up to the garden which is mainly laid to lawn with mature shrubs and planting. The gardens enjoy a good degree of privacy.

# **DETACHED BARN**

Accessed via a pair of timber doors. The barn is currently used for storage, however, offers huge scope for conversion to a home office, gym or annexe, dependent upon needs and relevant approval.

## **VIEWINGS**

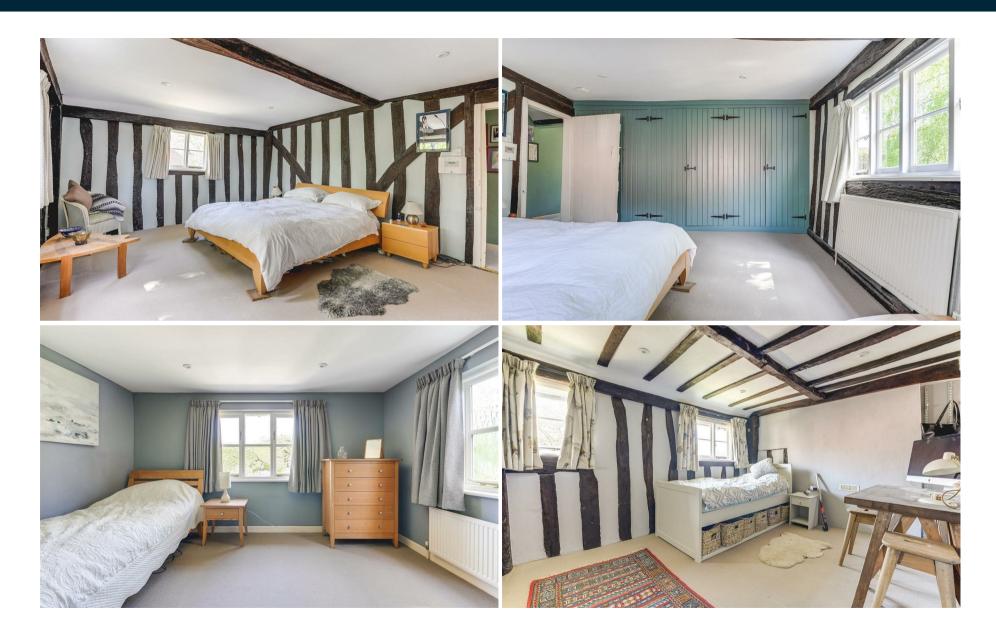
By appointment through the Agents.











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Approximate Gross Internal Area 154.52 sq m / 1663.23 sq ft (Excludes Cellar & Barn) Cellar Area: 9.10 sq m / 97.95 sq ft

Barn Area: 40.95 sq m / 440.78 sq ft



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

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: <a href="https://www.gov.uk/stamp-duty-land-tax">https://www.gov.uk/stamp-duty-land-tax</a>.

For more information on this property please refer to the Material Information Brochure on our website.







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