



Hill Green, Clavering, CB11 4QS

**CHEFFINS**

## Hill Green

Clavering,  
CB11 4QS

- Grade II Listed
- Refitted kitchen
- Vaulted garden room with underfloor heating
- Three bedrooms
- Garage with adjoining workshop
- Secluded garden

A charming Grade II Listed cottage situated in a picturesque location overlooking the green. The property offers spacious and characterful accommodation, together with a secluded garden and garage.

3 2 3

**Guide Price £625,000**





## LOCATION

Clavering is one of the region's most popular villages with an outstanding Primary School, a Supermarket and Post Office, Inns, Restaurant, and a good Village Hall with an award winning playing field. It is about 8 miles from the market towns of Saffron Walden and Bishop's Stortford, each of which has excellent education, shopping and recreational facilities. The City of Cambridge is easily accessible via road and rail, with mainline stations at Audley End and Bishop's Stortford (serving London's Liverpool Street) and access to the M11 at J's 8 & 9. Stansted Airport is within 9 miles.

## GROUND FLOOR

### ENTRANCE HALL

Entrance door, staircase rising to the first floor and doors to adjoining rooms.

### LIVING ROOM

Feature fireplace with open fire, windows to the front and side aspects and doorway to:

### KITCHEN

Fitted with a range of base units with a central island, quartz worktops, Rangemaster oven with extractor hood over, stainless steel sink, integrated dishwasher and fridge. Part-glazed external door and window to the side aspect and Velux window providing a good degree of natural light. Doors to adjoining rooms and an understair/pantry cupboard.

### DINING ROOM

Windows to the side and rear aspects and feature fireplace.

### UTILITY ROOM

Fitted with base and eye level units, stainless steel sink, space and plumbing for washing machine and freezer. Window to the side aspect and external stable door to the side aspect.

## SHOWER ROOM

Comprising ceramic wash basin, low level WC, shower enclosure and obscure glazed window to the rear aspect.

## VAULTED FAMILY/GARDEN ROOM

Windows to the front and side aspects, glazed French doors to the side, bi-folding doors to the front and Velux windows providing a good degree of natural light.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms.

### BEDROOM

Fitted wardrobes, windows to the front and side aspects.

### BEDROOM

Window to the front aspect, feature cast iron fireplace and fitted wardrobe.

### BEDROOM

Window to the rear aspect, eaves storage and fitted storage cupboard.

## BATHROOM

Comprising pedestal wash basin, low level WC, panelled bath and window to the rear aspect.

## OUTSIDE

There is gated access to the rear garden which is divided into two areas; the first having a paved terrace for alfresco entertaining and lawn with beds bordering. A gravelled pathway leads to a further garden area with gated access to the front, attractive sculpted hedges providing a good degree of seclusion and the remainder of the garden being laid to lawn.

## GARAGE

Up and over door, power and lighting connected and personal door to:

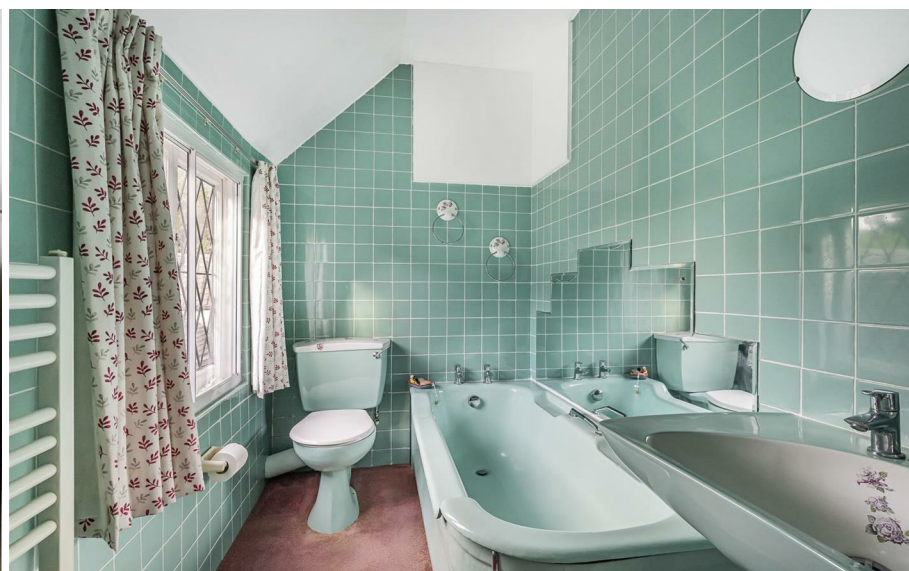
## WORKSHOP

Power and lighting connected and obscure glazed window to the rear aspect.

## VIEWINGS

By appointment through the Agents.







Guide Price £625,000  
Tenure - Freehold  
Council Tax Band - E  
Local Authority - Uttlesford

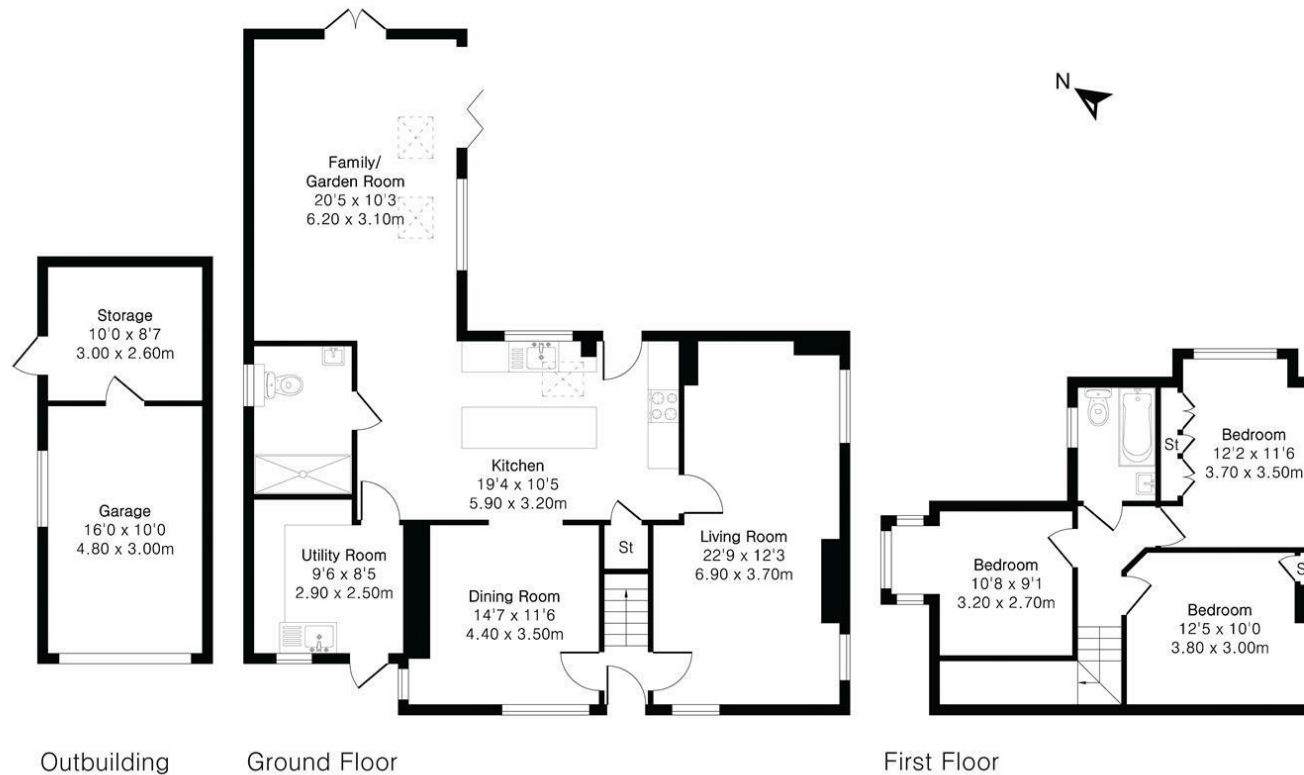


**Approximate Gross Internal Area 1520 sq ft - 141 sq m  
(Excluding Outbuilding)**

Ground Floor Area 1082 sq ft – 100 sq m

First Floor Area 438 sq ft – 41 sq m

Outbuilding Area 250 sq ft – 23 sq m



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.

