



Widdington, CB11 3SU

**CHEFFINS**



# Widdington

CB11 3SU

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**Guide Price £1,200,000**

- Attractive former farmhouse
- Excellent opportunity for updating and modernisation
- Adjoining self-contained annexe
- Set in approx. 6.8 acres with equine potential
- Highly sought-after village location

A substantial, detached redbrick former farmhouse set on the outskirts of this highly sought-after village. The property enjoys accommodation of approximately 3,552 sqft and is set within its own mature grounds of approximately 6.8 acres. Offering a rare opportunity for further modernisation and updating.







## LOCATION

The property is set on the outskirts of the highly regarded and much sought after village of Widdington which features a pleasing blend of both modern and period properties and has its own inn, Church and village hall which is the focus for many clubs and societies. The larger village of Newport with a mainline station is 2 miles away and Audley End mainline station (Liverpool Street 57 mins) is within 5 miles. Bishop's Stortford, also with a mainline station and the M11 (J8) are 9 miles south. The fine market town of Saffron Walden is 5 miles away and has an excellent range of shopping, schooling and recreational facilities with a leisure centre with swimming pool.



## GROUND FLOOR

### ENTRANCE HALL

Timber entrance door with adjoining decorative leaded window and porch over. Staircase rising to the first floor with storage cupboard under.

### SITTING ROOM/CONSERVATORY

A spacious and welcoming room with double glazed window to the front aspect and panoramic views over the gardens through the conservatory, together with a pair of doors providing access to the outdoor space. Open fireplace with stone hearth and surround.

### FAMILY ROOM

Box bay double glazed window to the front aspect and open fireplace with marble hearth and surround.

### SNUG/DINING ROOM

Double glazed window overlooking the garden, fireplace with exposed brick chimneybreast and inset stove and window through to the study and door to:

### KITCHEN

Fitted with a range of oak-fronted base and eye level units with granite worktop space over, incorporating double oven, microwave, hob, fridge and sink. A pair of windows with views through the study and outdoor space beyond. Door to:

### UTILITY ROOM

Fitted with a range of base and eye level units incorporating sink unit, free standing fridge freezer and additional freezer, glazed door with adjoining window providing access to the garden and understairs storage area with washing machine and tumble dryer with worktop space above. Door leading to:

### REAR LOBBY

Obscure glazed door providing access to the driveway and outdoor space, door leading to the adjoining annexe.

### CLOAKROOM

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

## STUDY

Glazed door with adjoining windows providing a good degree of natural light and views over the driveway and garden. A further pair of glazed doors provide access to the entrance hall. The room offers a multitude of uses, dependent upon needs.

## GROUND FLOOR SHOWER ROOM

Comprising shower enclosure, low level WC, wash basin and obscure glazed window.

## FIRST FLOOR

### LANDING

Double glazed windows to the front and rear aspects and hatch providing access to the attic space.

### BEDROOM 1

A dual aspect room with double glazed box bay window to the front aspect with views towards the paddocks opposite, further double glazed window to the side aspect and obscure glazed door to:

### EN SUITE

Comprising shower enclosure, low level WC, wash basin and heated towel rail.

### BEDROOM 2

A dual aspect room with double glazed windows to the front and side aspects with a pleasant outlook.

### BEDROOM 3

Double glazed window to the side aspect overlooking the garden.

### BEDROOM 4

A dual aspect room with double glazed windows to both side aspects enjoying a pleasant outlook.

## BATHROOM

Comprising panelled bath with shower over, low level WC, wash basin and airing cupboard housing the pressurised hot water cylinder. Obscure double glazed window.

## ADJOINING ANNEXE

A later addition to the property providing independent living, however, could also be incorporated into the main house, dependent on needs and relevant approval. Accommodation comprises:

### HALLWAY

With staircase rising to the first floor (accessed via the rear lobby in the main house).

### LIVING ROOM

Windows to the rear and side aspects overlooking the gardens. Door to:

### KITCHEN

Comprising a range of base and eye level units with worktop space over, sink unit, hob and oven. Glazed door providing access to the outdoor space and window overlooking the garden.

## FIRST FLOOR

### LANDING

Window overlooking the garden and door to:

### BEDROOM

A triple aspect room with panoramic views over the gardens and surroundings, also providing a good degree of natural light. Door to:

### INNER LANDING

Windows overlooking the driveway and door to:

## SHOWER ROOM

Comprising shower enclosure, low level WC, wash basin and airing cupboard housing the hot water cylinder. Obscure glazed window.

## OUTSIDE

The property is accessed via a pair of wrought iron electric gates, in turn leading to a gravelled driveway providing extensive off-street parking and access to the meadow which would provide an excellent paddock for equine interest. The gardens are mainly laid to lawn with mature trees, planting, shrubs and well-stocked beds. In total, the property sits within its own generous plot of approximately 6.8 acres.

## VIEWINGS

By appointment through the Agents.






















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £1,200,000  
 Tenure – Freehold  
 Council Tax Band – G  
 Local Authority – Uttlesford



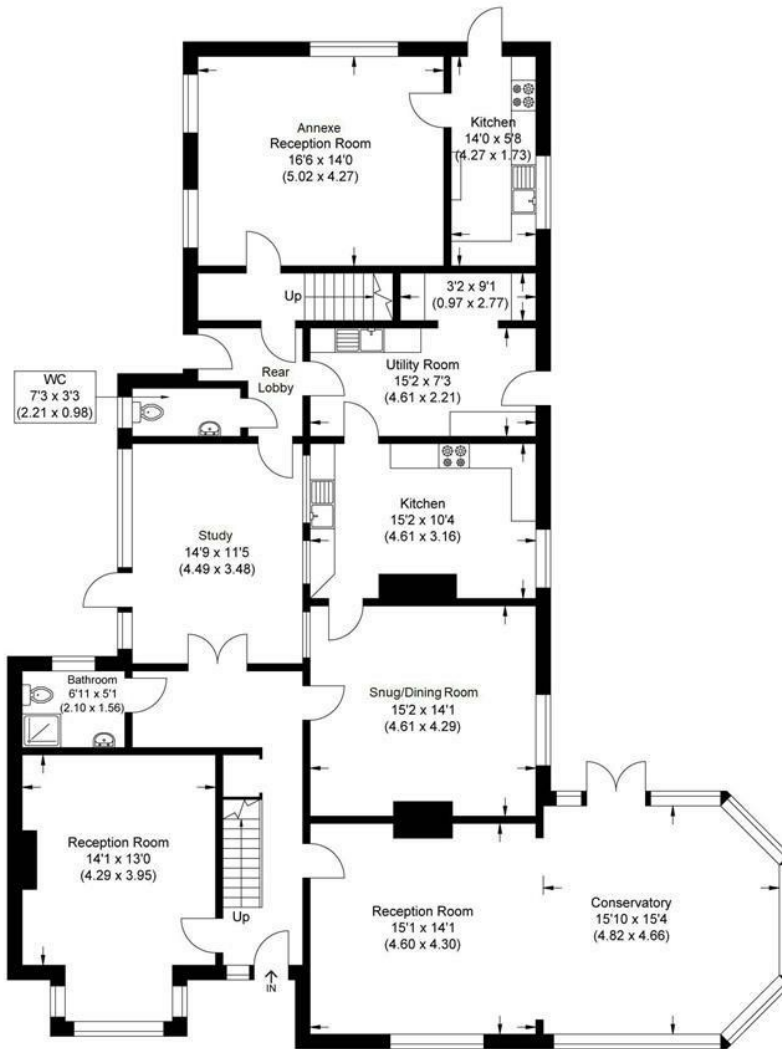








Approximate Gross Internal Area  
330.05 sq m / 3552.62 sq ft



Ground Floor



First Floor

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

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

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://cheffins.co.uk)

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.

