



Kings Lane, Elmdon, CB11 4NN

**CHEFFINS**



## Kings Lane

Elmdon,  
CB11 4NN

Vine House offers the perfect blend of period character and modern comfort, combining the warmth of its heritage features with the practicality of contemporary family living. Every space has been thoughtfully considered to create a home that is both welcoming and versatile; equally suited to relaxed family life or entertaining on a grander scale. Recently renovated, the house benefits from three newly fitted bathrooms and boiler, ensuring modern comfort throughout.

Positioned in the heart of the village, the property enjoys a wonderful sense of community and convenience while retaining a feeling of privacy and tranquillity within its garden surroundings. With its elegant proportions, charming details, and timeless appeal, Vine House represents a rare opportunity to own a truly distinctive home of beauty and balance.

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**Guide Price £925,000**





## 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.



Vine House was formerly two period cottages, now thoughtfully combined to create a charming and well-proportioned family home. The property centres around a central staircase, giving the house an easy, natural flow and a strong sense of character throughout.

At the heart of the home is a large kitchen and dining room, featuring an antique French log-burning range cooker set within the original inglenook, a striking focal point that remains fully functional. Adjoining the kitchen is the cloakroom leading onto the boot room which provides direct access to the garden, and leads through to a practical laundry area with a double-height ceiling space for a traditional dolly maid.

To the front of the house, the spacious sitting room enjoys two fireplaces – an inglenook with a recently installed log burner, the other an open grate in full working order – creating an inviting space for family gatherings and entertaining.

Completing the ground floor is a versatile playroom or home office, with French doors opening onto the garden, ideal for modern family living or working from home.

The central staircase rises to a light and airy galleried landing with fitted storage, from which all the principal bedrooms are

accessed. To the left lies a triple-aspect double bedroom, filled with natural light throughout the day. Following the landing to the right, there is a well-appointed family bathroom, and beside it, the current office or fifth bedroom, with plumbing already in place in the attic above to create an additional bathroom if desired.

A short corridor, which bridges the two original cottages retains the original sloping floor, this leads to a further double bedroom with views over the front garden. This room is connected via a Jack and Jill wardrobe to another spacious double bedroom, also accessible from the main landing. Along this corridor is a separate shower room, ideal for family use or guests.

At the far end of the landing, the principal bedroom offers an impressive sense of space, featuring double-height ceilings to the eaves and dual aspect windows. Large access doors open to a fully boarded attic, providing generous storage and potential for further enhancement if required.

The house has been thoughtfully maintained and upgraded, benefitting from secondary glazing, renewed insulation, a new boiler, and substantial electrical and plumbing replacement during the renovation; all of which ensure comfort and efficiency while preserving its

period character.

Set in a prominent position within the village, Vine House has bundles of character and curb appeal, with climbing roses and wisteria trailing gracefully across the front elevation. The house is well-proportioned and symmetrical, its original sash windows flooding the interiors with natural light and enhancing the property's period charm.

The house is surrounded on all sides by a well-maintained, manageable garden, designed to complement its character. To the front, there are three mature apple trees and an attractive border of lavender and roses, creating a welcoming approach throughout the seasons.

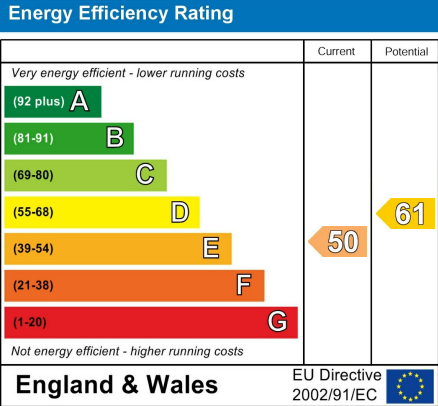
To the side of the house, there is private parking adjacent to the kitchen and boot room doors, ensuring practical day-to-day access. Beyond a side gate lies a tranquil and private entertaining area, laid out in a classic cottage garden style with well-stocked borders, a versatile gravel terrace for outdoor dining, and a decked seating area perfectly positioned to capture the last of the evening sun. This area can also be reached directly through the French doors from the playroom, creating an effortless connection between indoor and outdoor living.











Guide Price £925,000  
Tenure – Freehold  
Council Tax Band – E  
Local Authority – Uttlesford









Approximate Gross Internal Area  
178.94 sq m / 1926.09 sq ft

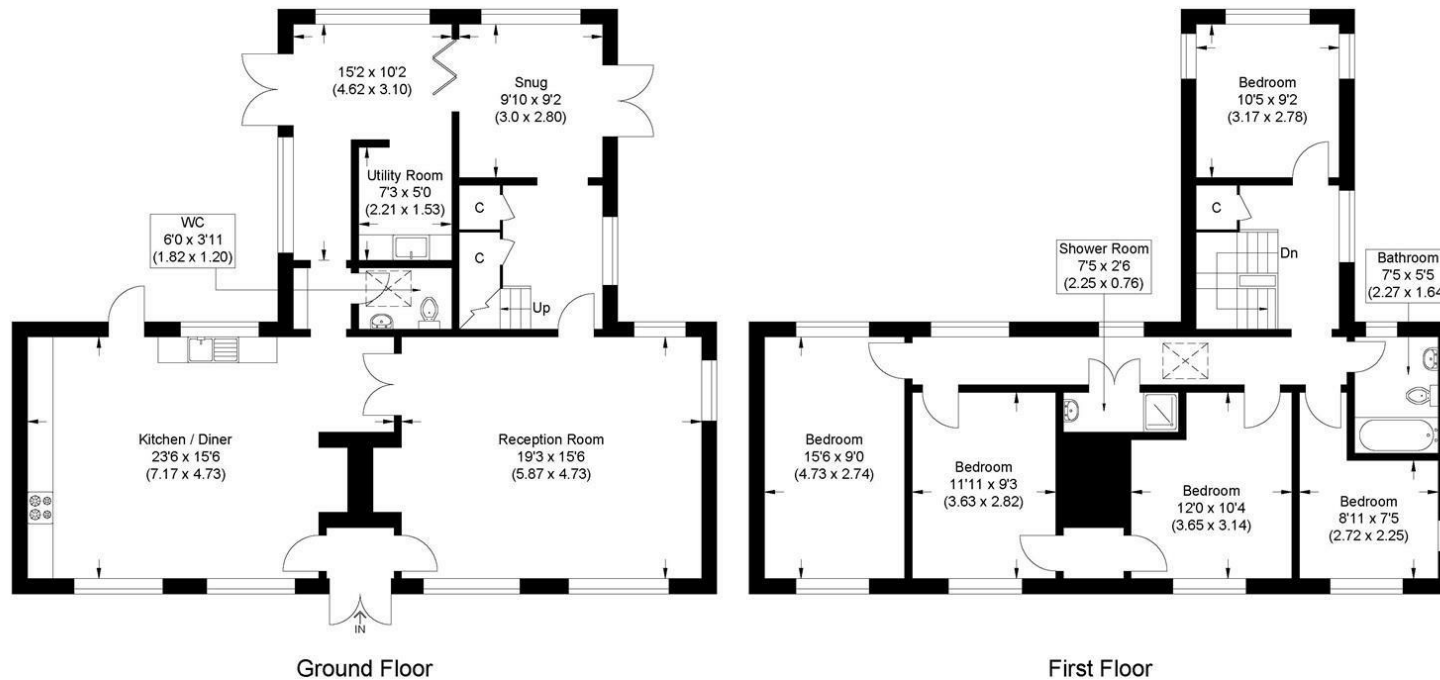


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

