



Petts Lane, Little Walden, CB10 1XH



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CB10 1XH

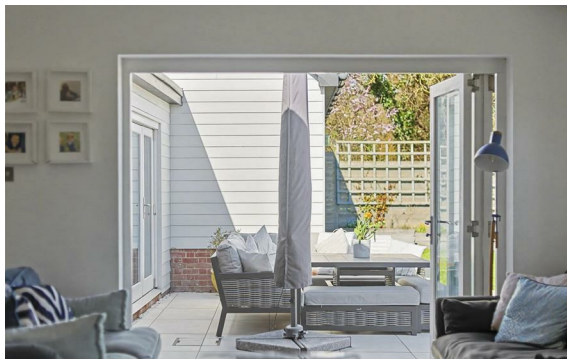
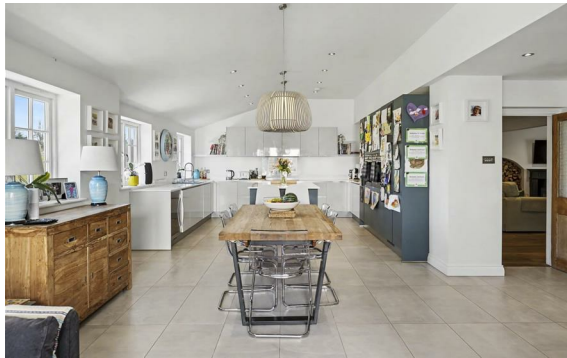
- Stunning location with far reaching countryside views
- Accommodation of approx. 2,743 sqft
- Recently enhanced and reburbished
- Adjoining annex
- Landscaped garden
- Double bay cart lodge

An exceptional family residence, thoughtfully extended and beautifully upgraded to offer stylish, contemporary living. At its heart is a superb open-plan kitchen, dining and living area, complemented by an adjoining annex and an outstanding outdoor entertaining space. Enjoying a peaceful position on a no-through road, the property also benefits from breathtaking views.

5 3 3

Guide Price £895,000





LOCATION

The small village of Little Walden is located approximately 2 miles north of Saffron Walden. Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

GROUND FLOOR

ENTRANCE HALL

Entrance door with adjoining glazed panel, built-in storage cupboards, staircase rising to first floor and doors to adjoining rooms.

CLOAKROOM

Comprising low level WC, hand wash basin and useful storage cupboards.

SITTING ROOM

A well proportioned reception room with window to the front aspect, fireplace with inset stove and a brick hearth with adjoining log store area, oak flooring, obscure glazed door to:-

KITCHEN/DINING/LIVING ROOM

An impressive living space designed for modern-day living, serving as the true hub of the home. The kitchen is fitted with a range of base and eye level units with worktop space over together with a central island with breakfast bar, induction hob, built-in oven, grill and plate warmer, wine cooler and full-height fridge freezer, together with tiled flooring with underfloor heating. This room enjoys magnificent views over the adjoining countryside and enjoys a good degree of natural light with windows to the rear aspect together with a pair of bi-folding glazed doors to the side aspect providing direct access onto the outdoor entertaining space.

PLAY ROOM/OFFICE

A versatile multi-purpose room with tiled flooring with underfloor heating and windows to the front and side aspects overlooking the front courtyard.

LINK HALLWAY

The link hallway is a more recent addition to the property providing a secondary access from the front aspect via bi-folding glazed doors with further bi-folding glazed doors providing direct access onto the outdoor entertaining space. The hallway has tiled flooring with underfloor heating and provides a link to the adjoining annex.

FIRST FLOOR

LANDING

This is accessed from the staircase from the main entrance hall with window to the front aspect and solid timber doors to adjoining rooms. There is access to a spacious loft space which offers huge potential to convert to further accommodation, subject to needs and relevant approval.

BEDROOM 1

Triple aspect room with a number of windows to the front, side and rear aspects, not only enjoying a good degree of natural light but also a pleasant outlook particularly to the adjoining countryside to the rear. The room also benefits from a dressing room area with built-in wardrobes and shelving.

EN SUITE

Comprising a large shower enclosure, WC, vanity wash basin and window to the rear with views.

BEDROOM 2

Window to the front aspect and fitted with a range of wardrobes and cupboards above.

BEDROOM 3

Window to the rear aspect enjoying views and built-in wardrobes.

BEDROOM 4

Window to the front aspect.

BATHROOM

Comprising panel bath with independent shower over, hidden cistern WC, vanity hand wash basin and window to the rear with views.

ANNEX

An excellent later addition to the property which can be incorporated as part of the day to day living within the main house or could provide an independent living space comprising:-

UTILITY ROOM

Comprising with a range of base and eye level units with worktop space over, sink unit, space for washing machine, tumble dryer, staircase rising to the first floor with understairs storage cupboard, integrated fridge freezer and window to the rear with views.

SHOWER ROOM

Comprising large shower enclosure, hidden cistern WC, vanity hand wash basin and obscure window.

FIRST FLOOR

BEDROOM 5

This room could also be used as a main bedroom. The current owners use the bedroom for guest accommodation and it also offers space for a second bed for children and guests. The room enjoys a good degree of natural light via three skylights to the rear aspects with views of adjoining countryside together with a full-height glazed window to the side providing additional natural light and cupboard housing the hot water cylinder.

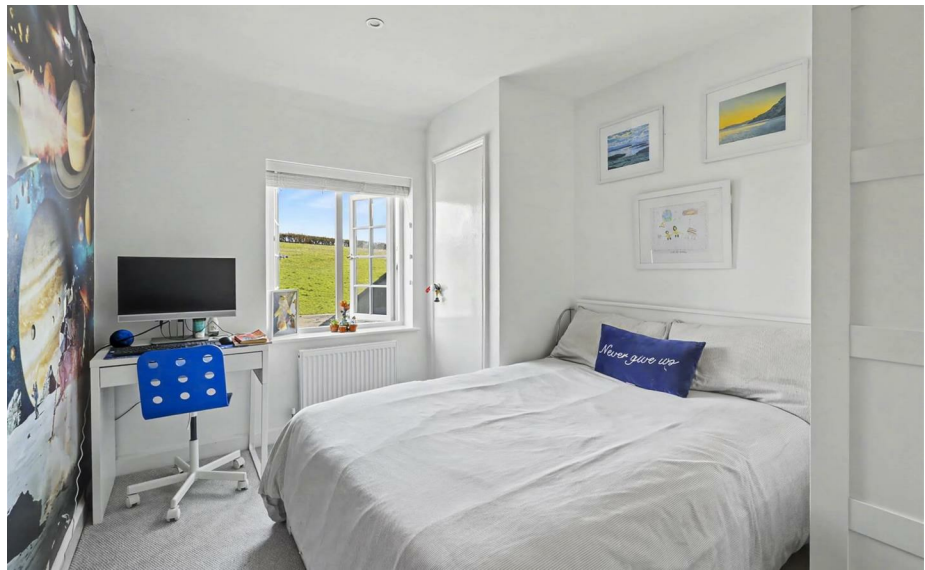
OUTSIDE

The property is set in a stunning tucked-away location within a no-through lane and is accessed via an electric sliding gate which in turn leads to the front paved courtyard with double bay cart lodge with EV charging point and adjoining useful store. A further gate in front of the cottage leads to the front door with adjoining stone paving. The rear garden is a standout feature, boasting a spacious paved area ideal for al fresco entertaining, an adjoining lawn, additional decking, and a sleek stainless steel and glass balustrade, all with spectacular countryside views.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



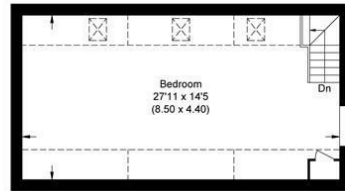
Guide Price £895,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - Uttlesford



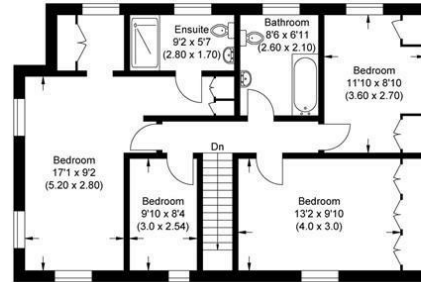


Approximate Gross Internal Area
 254.86 sq m / 2743.29 sq ft
 (Excludes Carport)
 Carport Area 31.70 sq m / 341.21 sq ft

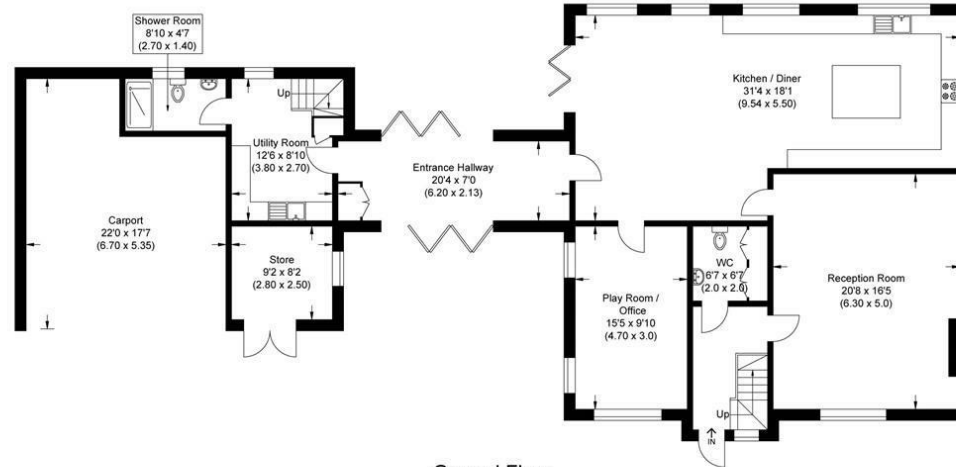
= Restricted Head Height



First Floor



First Floor



Ground Floor

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.

