



Walden Road, Hadstock, CB21 4NX

**CHEFFINS**



# Walden Road

Hadstock,  
CB21 4NX

- Grade II Listed
- Wealth of Character Features
- Four Bedrooms
- 1 Bedroom Annexe
- Grounds of 2.7 acres
- Natural Swimming Pool
- Picturesque Village Location

A beautiful Grade II Listed 16th Century house set in an elevated position within a picturesque village, comfortably set in stunning gardens with natural swimming pool and mature grounds and pastures of approximately 2.7 acres. The property also benefits from an annexe which provides additional accommodation comprising a bedroom with ensuite and office space.

4 3 2

**Guide Price £1,050,000**







## LOCATION

Hadstock is a pretty, unspoilt village set in rolling countryside. The nearby well-regarded village of Linton offers a good range of local amenities including shops, public houses, post office, health centre, primary and junior schools and a college with its own sports centre. The market town of Saffron Walden is 5 miles away and the University City of Cambridge 11 miles. There is a school bus that goes to Saffron Walden County High School and Ashdon Primary School. Audley End mainline station, which offers a commuter service into London's Liverpool Street, is 8 miles and the M11 access is 7 miles.

## GROUND FLOOR

### ENTRANCE HALL

Bespoke arched hardwood entrance door and a pair of leaded windows to the front aspect, exposed timbers, tiled flooring and oak staircase rising to the first floor. Further solid oak doors to the adjoining rooms.

### CLOAKROOM

Comprising low level WC and wash basin. Tiled flooring, exposed brick chimney breast and leaded window.

### DRAWING ROOM

A beautiful and well-proportioned dual aspect room with a number of leaded windows to the front and rear aspects enjoying views over the garden. Inglenook fireplace with exposed brickwork, wood burning stove and large bressumer. Exposed timbers and solid oak door to:

### DINING ROOM

Leaded window overlooking the garden, exposed timbers, solid wood parquet flooring and inglenook fireplace (currently not in use) with exposed brickwork and large bressumer. Solid oak door to:

### KITCHEN

Fitted with a bespoke range of base and eye level units in beech with worktop space over, twin sink units, recently electrified four oven Aga, space for dishwasher, fridge, freezer and washing machine. Leaded windows to three aspects enjoying panoramic views over the gardens. Lobby with coat and shoe storage area and glazed oak door providing access to the outdoor space.

## FIRST FLOOR

### LANDING

Three leaded windows to the front aspect overlooking the gardens and pool, with partial views of the adjoining countryside. Staircase rising to the second floor and exposed timbers and small fitted desk area.

### BEDROOM 1

A well-proportioned, dual aspect room with leaded windows, exposed timbers and inglenook fireplace with Jotul stove (currently not in use). Linenfold panelling and door leading to:

### DRESSING ROOM/OFFICE

A multi-purpose room, dependent upon needs, with a pair of leaded windows overlooking the garden. Exposed timbers, built-in cupboards, wardrobes and shelving.

### BEDROOM 2

Leaded window overlooking the garden, exposed timbers and door to:

### EN SUITE

Recently refurbished and comprising a freestanding bath with central mixer tap, low level WC, wash basin, solid wood flooring and roof window.

### BATHROOM

Recently refurbished with a dual shower, rain and hand-held, low level WC and wash basin. Wide-plank solid oak flooring, exposed timbers and leaded window.

## SECOND FLOOR

### LANDING

Two built-in cupboards and doors to adjoining bedrooms and WC.

### BEDROOM 3

Leaded window to the side aspect with elevated views over the village and nearby church and grounds. Built-in wardrobe and door to:

### EN SUITE

Comprising panelled bath and wash basin.

### BEDROOM 4

Leaded window overlooking the gardens and exposed floorboards.

### WC

Comprising low level WC and wash basin.

## ANNEXE ACCOMMODATION

The annexe is conveniently situated only a few metres from the back door.

### OFFICE

Oak lined on two walls and with wide-plank solid oak flooring, double-glazed French windows open to the outdoor dining area and gardens. Also housing the boiler for the main house and annexe and the natural pool controls. Internal door leading to:

### BEDROOM

Single bedroom with double-glazed window with views over the outdoor dining area and garden, leading to:

### EN SUITE

Easily accessible walk-in wet room, with dual shower, wash basin and low level WC. Double glazed window looking out to natural swimming pool.

## OUTSIDE

Chantry House is set in one of the area's most picturesque villages and enjoys a stunning, private and elevated position close to the church. The property is accessed via a driveway, in turn leading to a gravelled parking area. There is a further parking area to the front of the detached garage. Please note that the property to the rear of Chantry House has rights to pass over the driveway to access their property, but no parking rights.

Chantry House is comfortably set within grounds of approximately 2.7 acres. A bespoke wrought iron gate leads from the driveway into the gardens, which are a particular feature of the property, having been developed and cared-for over many years. The gardens have various areas, including lawns with well-stocked flowerbeds, hedging and mature trees, fruit trees including apple, pear and medlar, an outdoor dining and lounge area, in turn leading to adjoining pastures and views over the surrounding countryside. A more recent and rather

special addition to the property is the natural water swimming pool with bespoke wrought iron railings and gate, sunken seating and decking area for al fresco entertaining.

## DETACHED DOUBLE GARAGE

Timber sliding doors, power and lighting connected. To the rear of the garage is a cloakroom accessed via the neighbouring driveway.

## OUTBUILDINGS

In addition to the detached garage are various other useful outbuildings, including a double bay cart lodge/store and a storage/potting shed.

## AGENT'S NOTES

- Tenure – Freehold
- Council Tax Band – G
- Property Type – Detached House
- Property Construction – Timber and clunch building with tiled roof
- Number & Types of Room – Please refer to the floorplan
- Square Footage – 2,466.33 (including annexe)
- Parking – Garage & Driveway

## UTILITIES/SERVICES

- Electric Supply – Mains
- Water Supply – Mains
- Sewerage – Mains
- Heating – Gas fired central heating and a log burner in the sitting room. (New boiler installed in 2020)
- Broadband – Fibre to the Cabinet
- Mobile Signal/Coverage – Indoor Good

- Rights of Way – Chantry House owns the driveway, of which usage is shared by the neighbours at Morris House. Maintenance costs are shared equally with the owners of Morris House. Please note a public footpath runs through the property grounds.
- Listed – Grade II

## VIEWINGS

By appointment through the Agents.





















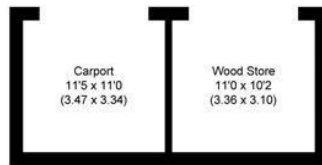




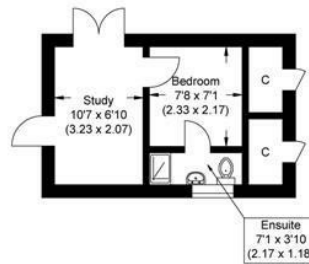




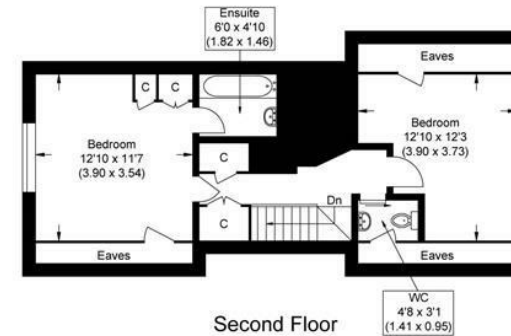
Approximate Gross Internal Area  
 212.66 sq m / 2289.05 sq ft  
 (Excludes Garage & Outbuilding & Eaves)  
 Garage Area 38.78 sq m / 417.42 sq ft  
 Outbuilding Area 38.48 sq m / 414.19 sq ft



Outbuilding



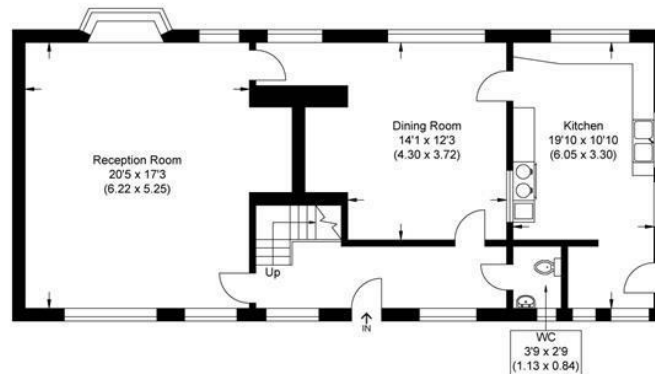
Outbuilding



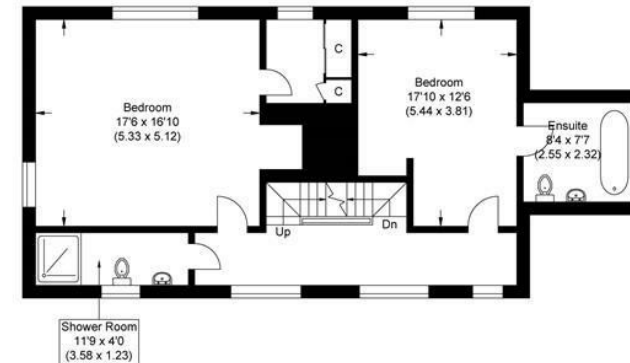
Second Floor



Garage



Ground Floor



First Floor

Guide Price £1,050,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - Uttlesford

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





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