



Wills Ayley, Swards End, CB10 2LT

CHEFFINS

Wills Ayley

Sewards End,
CB10 2LT

- Single storey barn conversion
- High quality, contemporary specification
- Impressive vaulted kitchen/living area
- Four double bedrooms
- Double garage and ample parking
- Stunning semi-rural location

A substantial and individual, single storey barn conversion providing versatile living space, incorporating an impressive reception space. The property forms part of a small development of barn conversions.

4 5 2

Guide Price £1,250,000





LOCATION

The property is located in a quiet lane on the outskirts of the well regarded village of Swards End, conveniently located 2 miles east from the market town of Saffron Walden which offers excellent shopping and schooling R A Butler (infant and junior) and The County High (secondary) plus recreational facilities including a Tesco Superstore and leisure centre with swimming pool. Audley End main line station offering a commuter service into London's Liverpool Street is 3 miles away and the M11 access at Stump Cross (Junction 9) is 6 miles distant.

WILLS AYLEY BARN DEVELOPMENT

A small, exclusive development of three barn conversions set down a private lane within a picturesque, rural location. The property has been converted to a high standard to include:

- High quality Goddards kitchen
- Underfloor heating throughout
- Solid oak internal doors

ENTRANCE HALL

Entrance door with adjoining full height window, large walk-in coats cupboard and further built-in cupboard housing the hot water cylinder and underfloor heating system. The hallway extends to the rear providing access to the bedrooms with automatic low level lighting.

KITCHEN/DINING/LIVING ROOM

An impressive contemporary living space with high ceiling and enjoying a good degree of natural light via glazed doors and windows to two aspects, also providing access to the terrace and garden. The kitchen has been designed to comprise a run of quality German wall units (with a choice of finishes) including integrated Siemens single oven, combi microwave and tall larder fridge. Together with a large island incorporating Bora vented induction hob, prep sink, large pan drawers, Siemens dishwasher and Caple wine cooler. The worktops are 20mm Artscut quartz, which come in a choice of colours. There will be LED recessed cabinet under lights.

SITTING ROOM

Window to the rear aspect, log burning stove and wall-mounted TV/media point.

REAR HALLWAY

Glazed door providing access to the terrace and garden. Further door to:

UTILITY ROOM

The design comprises a range of base and eye level quality German rigid kitchen units, 20mm Artscut quartz worktop and a stainless steel inset large single bowl single drainer sink and chrome monobloc mixer tap. Space has been allowed for freestanding fridge-freezer, washing machine & tumble dryer. Further door to:

GROUND FLOOR SHOWER ROOM

Suite comprising wall hung WC, large vanity wash basin, shower area and window. The room would be ideal for washing muddy paws after a countryside walk.

BEDROOM 1

Glazed door with adjoining full height windows providing access to the courtyard terrace and garden beyond. Large walk-in wardrobe and door to:

EN SUITE BATHROOM

Suite comprising large shower enclosure, contemporary free standing bath, vanity wash basin, WC and window.

BEDROOM 2

Glazed door with adjoining full height window providing access and views to the terrace and garden. Walk-in wardrobe.

EN SUITE

Suite comprising large shower enclosure, vanity wash basin, WC and window.

BEDROOM 3

Glazed door and adjoining full height window overlooking the terrace and garden.

EN SUITE

Suite comprising large shower enclosure, low level WC, wash basin and window.

BEDROOM 4

Glazed door with adjoining full height window providing access to the terrace and garden.

EN SUITE

Suite comprising large shower enclosure, low level WC and vanity wash basin.

OUTSIDE

The property is accessed via New House Lane. To the side of the property is an off-street parking area with an adjoining double garage. The rear garden features an extensive natural stone paved terrace, a seeded lawn and newly planted trees.

DOUBLE GARAGE

Electric operated up and over door, power and

lighting connected, eaves storage space and glazed personal door to the rear.

AGENT'S NOTES

- Tenure - Freehold
- Council Tax Band - To be assessed
- Property Type - Detached barn conversion
- Property Construction - Brick and block and timber frame with tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 3,462.31 sqft
- Parking - Double garage and driveway
- 10 Year build warranty
- UTILITIES/SERVICES
- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Private sewerage treatment plant
- Heating - Electric underfloor heating
- Broadband - Starlink high speed broadband available
- Mobile Signal/Coverage - Good

- Rights of Way, Easements, Covenants - There is a shared access driveway to Hedgehog Place
- Planning Permission - Planning approval will be applied for to convert the agricultural barns in the courtyard to residential units. Artist impressions can be supplied upon request

Please note, the images of the kitchen and utility room are computer generated and indicative of the style and layout.

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £1,250,000

Tenure - Freehold

Council Tax Band - New Build

Local Authority - Uttlesford

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.

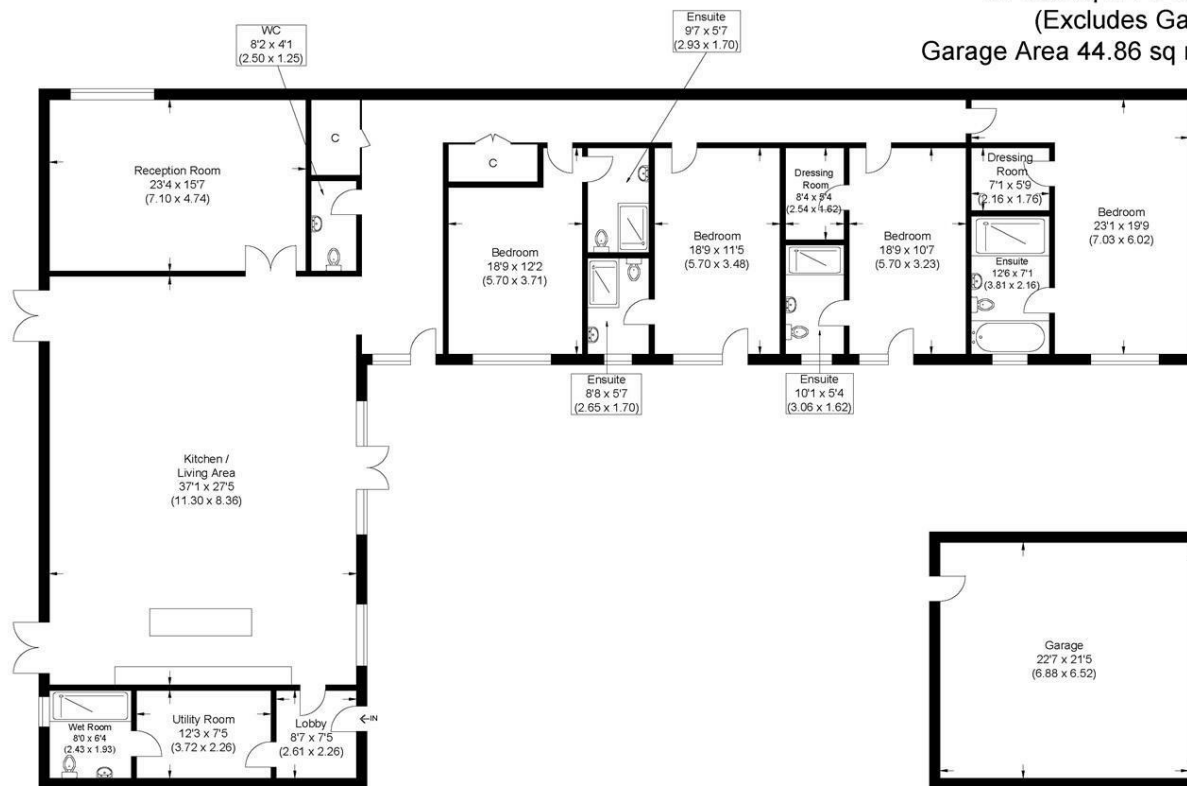
More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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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.

Approximate Gross Internal Area
321.66 sq m / 3462.31 sq ft
(Excludes Garage)
Garage Area 44.86 sq m / 482.86 sq ft



Ground Floor

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

