



Walden Road, Swards End, CB10 2LF

**CHEFFINS**

## Walden Road

Sewards End,  
CB10 2LF

- Characterful Grade II Listed property
- Spacious accommodation of approx. 2,450 sqft
- Beautifully appointed throughout
- Stunning grounds approaching 0.3 of an acre
- Useful cart lodge and outbuildings
- Within close proximity of Saffron Walden

This enchanting, Grade II Listed thatched cottage offers the perfect blend of secluded tranquility and town convenience, situated just moments from Saffron Walden. Impeccably presented throughout, the home boasts breathtaking gardens and a versatile cart lodge/outbuilding offering a variety of uses.

4 2 4

**Guide Price £985,000**





## LOCATION

The property is located on the outskirts of the well regarded village of Swards End, conveniently located one and a half 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.

## GROUND FLOOR

### ENTRANCE HALL

Entrance door with adjoining leaded window, terracotta tiled flooring which continues through to the hallway and cloakroom.

### CLOAKROOM

Comprising WC and wash basin.

### HALLWAY

Staircase rising to the first floor with useful understairs storage cupboard, secondary glazed window to the rear aspect and open plan to the reception room/study.

### UTILITY ROOM

Comprising worktop space with space and plumbing for washing machine below, wall mounted units and shelving and secondary glazed window.

### SITTING ROOM

A versatile living space with fireplace with exposed brickwork, three windows overlooking the garden together with door providing access to the outdoor space.

### KITCHEN/BREAKFAST ROOM

Refitted with a handmade kitchen and comprising a range of units with quartz worktop, ceramic sink unit, Everhot range cooker with induction hob and space for dishwasher and fridge. Fireplace with exposed brickwork, a pair of windows enjoying views over the garden together with a further door providing access to the garden.

### DINING ROOM

An atmospheric and spacious room with leaded window and impressive exposed timber framing. Glazed door to:-

### SITTING ROOM

The room provides a wonderful living space with a pair of windows facing south and a pair of glazed doors providing access to the adjoining sunny terrace and garden beyond. Door to:-

### STUDY/HOBBY ROOM

A versatile room with windows to two aspects together and worktop with sink and cupboards and drawers below.

### FIRST FLOOR

#### LANDING

Stripped pine doors to adjoining rooms and access to the attic room via a pull-down ladder.

#### BEDROOM ONE

A spacious bedroom with a pair of windows overlooking the garden, built-in wardrobe and original fireplace. Door to:-

#### ENSUITE

Comprising shower enclosure, low level WC, wash basin, built-in airing cupboard, part-wood panelled walls and window with views of the outdoor space.

#### BEDROOM TWO

A leaded window with beautiful views over the garden, built-in wardrobe and original fireplace.

#### BEDROOM THREE

Views of the outdoor space, impressive timber framing, built-in low level cupboards and door to the eaves storage space.

#### BEDROOM FOUR

A leaded window overlooking the garden.

#### BATHROOM

Comprising panelled bath with independent shower over, low level WC, wash basin, part-wood panelled walls and window.

#### ATTIC ROOM

A spacious attic room with exposed timbers and window to the side aspect.

#### CART LODGE/OUTBUILDINGS

A recently constructed and attractive addition to the main house, comprising a double bay cart lodge with adjoining store rooms and a natural stone paved terrace providing an additional al fresco living space. It offers scope for a number of

uses including home office, gym, annexe or additional living space, dependent upon needs and relevant planning approval. The double bay cart lodge has power, lighting and EV charging point. On the right-hand side are a pair of timber doors providing access to the workshop with power and lighting connected and window overlooking the cottage, together with staircase leading up to the eaves storage space. On the left-hand side of the cart lodge are a pair of store rooms which can be independently accessed, however, the stud wall between the two rooms could be removed to provide one large open space with power and lighting connected.

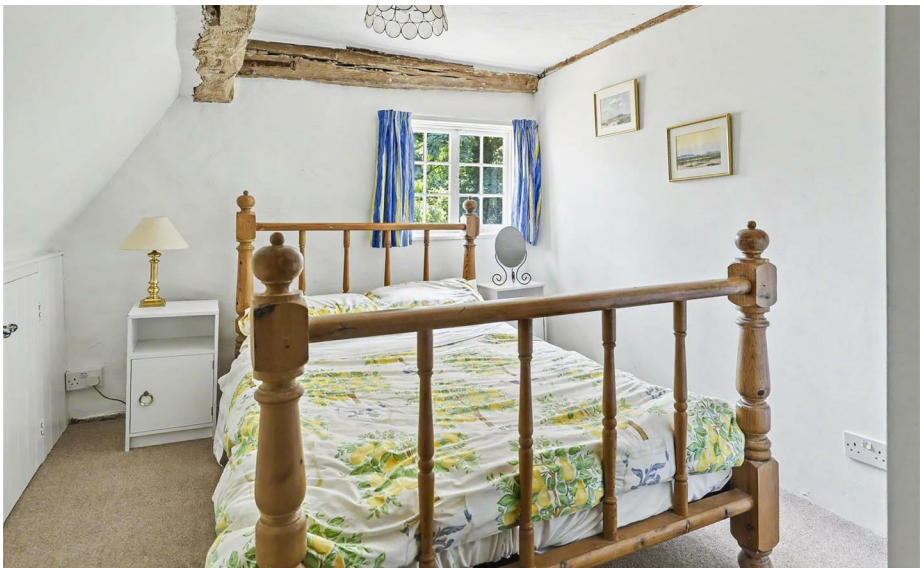
#### OUTSIDE

The property is set in a stunning, tucked-away location within a sought-after village, close to Saffron Walden. The gardens have been lovingly cared-for over a number of years and provide a calm oasis and a wonderful outdoor living space. The property is accessed via a gravelled driveway providing parking and access to the cart lodge. The gardens are mainly laid to lawn with a wonderful wash of colour from the well-stocked flower and shrub beds with climbing roses, mature trees and hedging, together with a greenhouse and fruit cage. A shady paved terrace provides a wonderful al fresco entertaining space. Beyond is a vegetable garden and wild garden, together with a composting area.

#### VIEWINGS

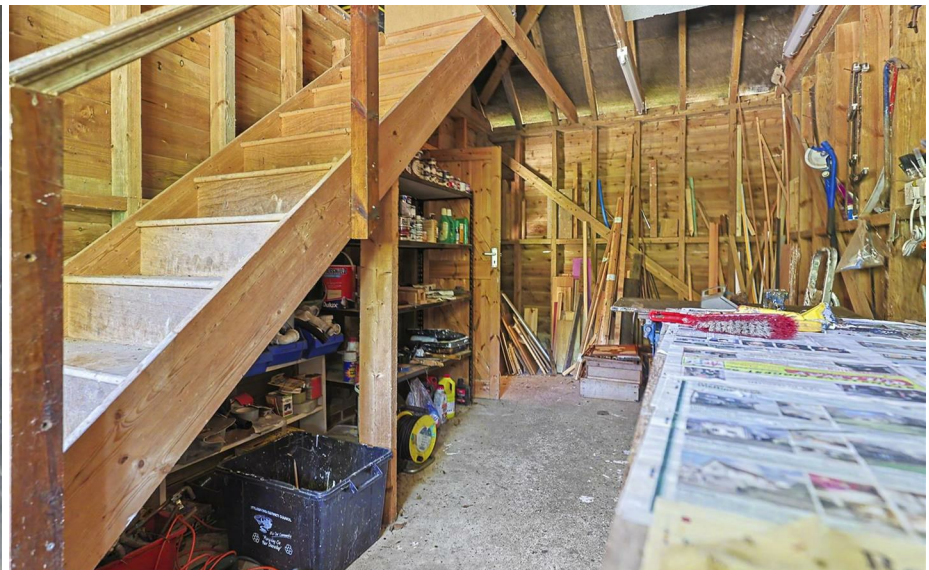
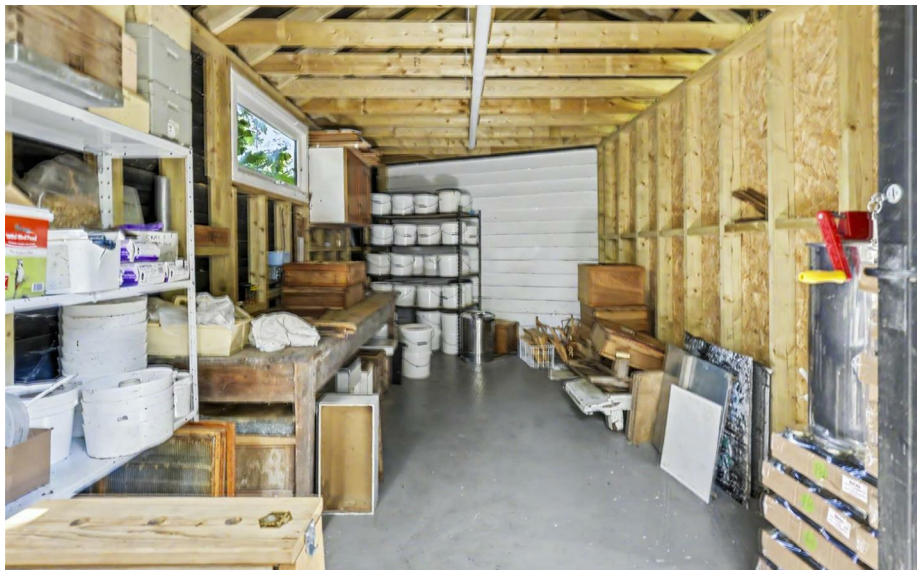
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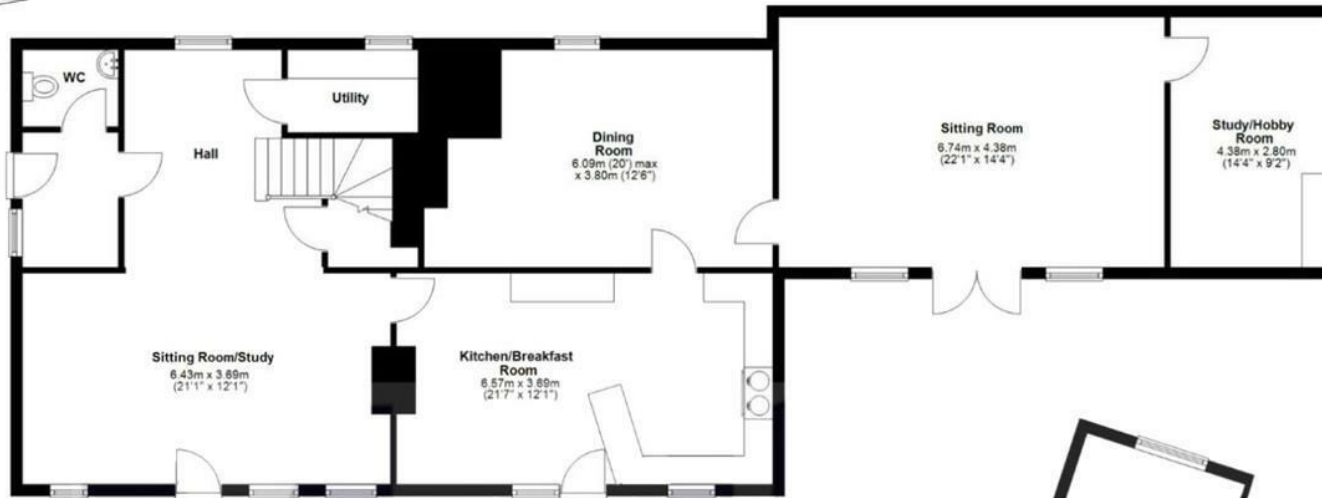


Guide Price £985,000  
Tenure - Freehold  
Council Tax Band - G  
Local Authority - Uttlesford

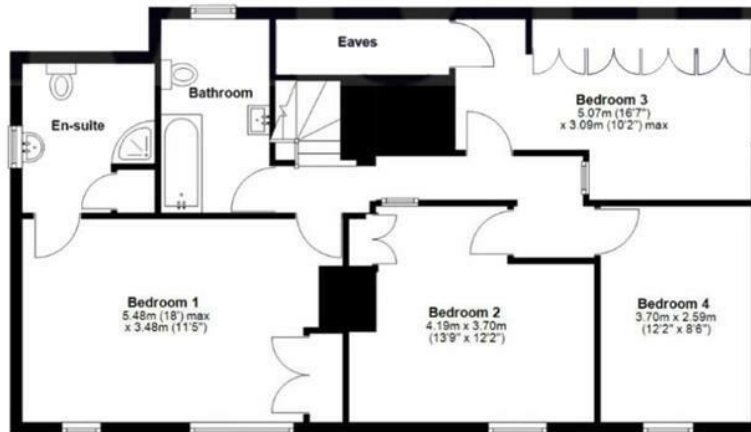




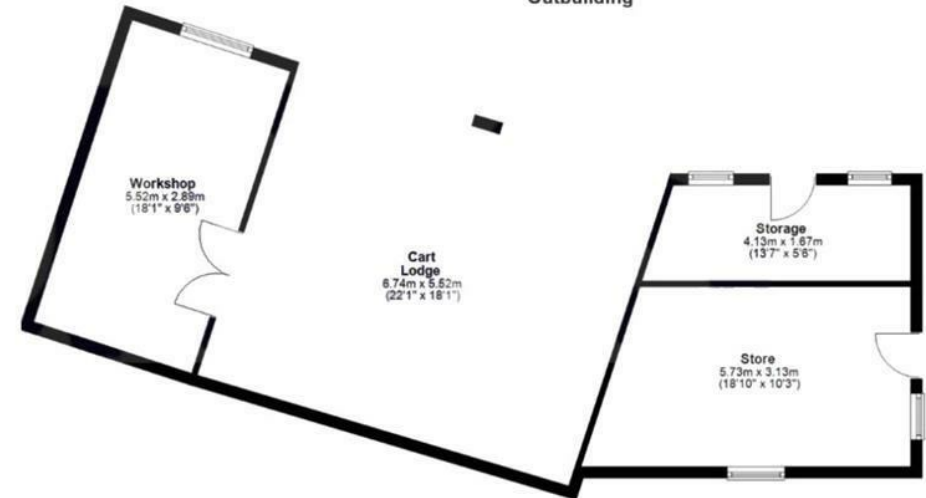
## Ground Floor



## First Floor



## Outbuilding



Approx gross internal floor area 226 sqm (2450 sqft) excluding Outbuilding



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>.

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.

