



Meadows| Mill Lane| Wendens Ambo| Saffron Walden| Essex
Guide Price £975,000

Intercounty



**Meadows, Mill Lane, Wendens Ambo,
Saffron Walden, Essex**

Guide Price £975,000 Freehold

A spacious and recently refurbished family home with a generous garden and indoor swimming pool complex. This detached residence is in an elevated position, situated along a quiet and private lane with countryside views and overlooking the Cam valley. Convenient for Saffron Walden with all its amenities and within walking distance of Audley End mainline station. Accommodation comprises three good sized reception rooms, study, fabulous recently built and fitted kitchen/ breakfast room, utility room and cloakroom. Five double bedrooms, (two en-suite), family bathroom, additional shower room, 0.4 of an acre plot, indoor pool and double garage. EPC Band E.

Entrance Hall

Radiator, stairs to first floor with cupboard under, two additional spacious cupboards.



Kitchen Breakfast Room

9.14mx6.40m(30'0" x 21'0")

Double glazed bi-folding doors on to patio area, fitted base and eye level units with soft closing doors and drawers, double sink and drainer, mixer taps, integral dishwasher, electric induction hob, splash backs, extractor hood, Neff appliances: two ovens, steam oven, microwave, wooden flooring, space for large fridge freezer, dual aspect double glazed windows, two radiators, feature fire.

Lounge

4.57mx6.71m(15'0" x 22'0")

Two double glazed windows, two radiators, feature log burner.

Study

3.18mx2.36m(10'5" x 7'9")

Radiator, cupboard.

Family Room

7.09mx3.43m(23'3" x 11'3")

Dual aspect, fireplace with marble hearth and inner with wooden surround, two radiators.

Utility Room

Radiator, door to rear garden, base and eye level units, inset one-and-a-half bowl sink unit, water softener and filtered drinking water tap, plumbing for washing machine, wall mounted oil fired boiler.

Cloakroom

Radiator, low level wc, pedestal wash hand basin.





First Floor

Landing

Large picture window

Bedroom One

6.10m x 3.96m (20'0" x 13'0")

Dual aspect, two radiators, eaves cupboard.

Ensuite

Radiator, panel bath with mixer taps and shower over, pedestal wash hand basin, low level wc, part tiled walls.



Bedroom Two

5.69m x 3.15m (18'8" x 10'4")

Two eaves cupboards with double doors, radiator, glazed double doors to feature Juliet balcony.

Bedroom Three

5.74m x 2.77m (18'10" x 9'1")

Narrowing to 2.05m (6'8") Radiator.





Bedroom Four

3.48m x 3.28m (11'5" x 10'9")

Radiator, cupboard.

Guest Room

7.57m (Overall) x 4.57m (24'10" x 15'0")

Dual aspect double glazed windows, fitted cupboards.

En Suite

Feature bath, mixer taps, walk in shower cubicle, low level wc, vanity sink unit, tiled splash backs, sky light.





Outside

The gardens and grounds are a feature and we are informed the plot extends to approximately 0.4 of an acre. There is an attractive front garden area, well stocked with flowers, shrubs and trees. To the side there is a double garage and a large parking area for several cars. The rear garden contains two good patio areas, pond, trees, lawn, shrubs, flower beds, a wild garden area, vegetable/fruit plot and outside tap.

Double Garage 19'3 x 16'4 With two electric doors, window, roof storage, power and light.

Swimming Pool

12.34mx7.47m(40'6" x 24'6")

Large swimming pool (8.7m x 4.4m) with spa pool, heating, changing area with shower and tiled walls, cloakroom with wc, wash hand basin, part tiled walls and radiator. Steps down to the pool machinery room with boiler, doors to garage and to outside.

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Your view...





Local Authority

Uttlesford District Council - Tax Band G

Agents Notes

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Services Connected

Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

All Measurements

All Measurements are Approximate

Directions...

From our office proceed up the High Street and out of town past County High School. After the school bear left for Wendens Ambo and at the main Cambridge to Bishops Stortford junction turn left and drive South, passing the Fighting Cocks pub on your left. After a further 200m take the turning on the left which is Mill Lane (opposite the East Anglian Business Centre - no road sign). After 50m Meadows will be seen in an elevated position on your left.



For full EPC please contact the branch

RESIDENTIAL SALES

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