



Willow Cottage, Arkesden Road
CB11 4QU



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Willow Cottage

Arkesden Road | Clavering | CB11 4QU

Guide Price £725,000

- A three/four-bedroom, three-bathroom period property
- Grade II listed with character features throughout
- Superb kitchen with vaulted ceiling
- Principal bedroom with ensuite
- Off road parking for multiple vehicles
- South east facing rear garden
- Versatile outbuilding
- Desirable village location

The Property

A beautifully presented three/four-bedroom Grade II listed thatched cottage which sits on an attractive plot approaching 0.2 acre in the desirable village of Clavering.

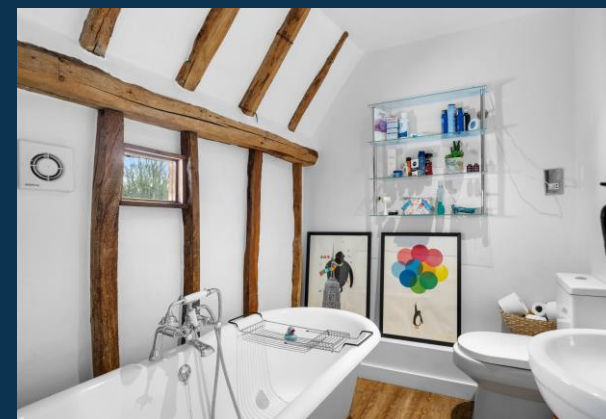
The Setting

The property is situated in the village of Clavering, one of northwest Essex's most sought-after villages. Clavering provides an excellent range of amenities including the well regarded Clavering Primary School, beautiful parish church, large supermarket/post office and 2 public houses, picturesque cricket pitch and a village hall with an award-winning recreational ground with a playing field, children's playground, 2 tennis courts and a bowls club. The market towns of Bishop's Stortford and Saffron Walden are approximately 8 and 6.5 miles respectively, both offering multiple shopping facilities, schooling for all ages and a wealth of sporting facilities.

The Accommodation

In detail the property comprises of two principal reception rooms, to the right is a sitting room which looks out to the front and features a natural brick fireplace with fitted stove and adjacent understairs storage cupboard. A doorway conceals staircase 2, rising to the principal bedroom and open studwork leads into the dual aspect, family area with double doors opening onto the rear garden. A separate dining room is central to the house and features an inglenook fireplace with brick-laid hearth and window to the front drawing in natural light.

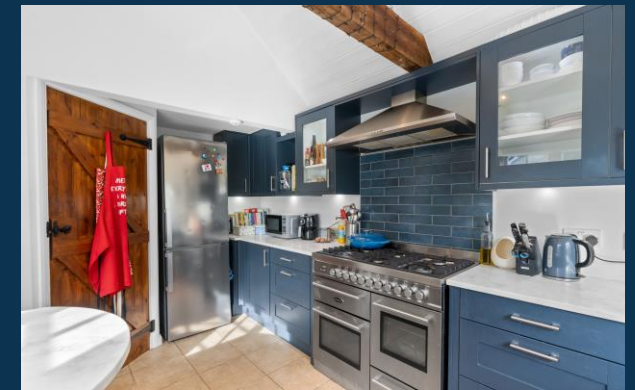
A doorway conceals staircase 1, rising to the first floor and a further door leads to the ground floor bedroom with window to front aspect and a fitted wardrobe. There is an inner hallway which gives access to a utility room fitted with





base level units and wooden worktop over and sink unit incorporated. There is space and plumbing for a washing machine and tumble dryer, built in storage cupboard, two windows to the rear aspect and stable door leading to outside. The ground floor shower room is also accessed from this inner hall and comprises a corner shower enclosure, W.C and wash hand basin. A superb, vaulted kitchen with exposed timber beam and dual aspect windows is the heart of the home. Refitted in July 2021 there is a matching range of eye and base level units complemented by light granite worktops with concealed lighting above. A peninsula/breakfast bar provides additional preparation space. There is space for a gas rangemaster, dishwasher and fridge-freezer.

From staircase 1, the stairs rise to a landing area with doors to the adjoining rooms. Bedroom 2 is a wonderful dual aspect room. A third bedroom is currently utilised as a study with window to front aspect. An inner landing leads to the family bathroom comprising "ball & claw" freestanding rolltop bath, W.C and wash hand basin.



From staircase 2, the stairs rise to the superb principal bedroom which features exposed beams and timbers, windows to the front and side aspect and door to en suite shower room. Comprising a shower enclosure, W.C and wash hand basin.

Outside

The property is set back from the road behind a front garden area bordered by a mature low hedge with vehicular access to one side onto a gravelled driveway providing off-street parking. There is side access to the generous rear garden laid predominantly to lawn with a large, paved patio adjoining the rear of the property creating ideal space for al fresco dining and outdoor entertaining. The garden is bordered by a wide variety of established plants, shrubs and trees set within flowerbeds creating a high degree of privacy. In addition a useful outbuilding, formerly used as a home office, features exposed beams and timbers that could be used for a variety of alternative purposes.

Services

All mains services are connected.

Local Authority

Uttlesford District Council

Council Tax

F

EPC Band

N/A







First Floor

Approx. 52.6 sq. metres (566.3 sq. feet)

Ground Floor

Approx. 81.8 sq. metres (880.2 sq. feet)



Total area: approx. 145.3 sq. metres (1564.5 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR
info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS