



Cherry Tree Cottage, Rogers End  
CB10 2HT



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# Cherry Tree Cottage

Rogers End | Ashdon | CB10 2HT

Guide Price £1,100,000

- A stunning Grade II listed, four-bedroom detached period home extended in 2014
- Beautifully maintained and providing a wonderful combination of cottage character and modern practicality
- 2279sqft of well-presented accommodation
- Impressive family room with vaulted ceiling and inglenook fireplace
- Enjoying a wonderful position set in the heart of the village and sitting in a generous plot of approximately 2.33 acres
- Ample off-road parking, storeroom, wash room and garden room
- Outdoor heated swimming pool

## The Property

A truly wonderful Grade II Listed 4-bedroom detached family home dating back to the 17<sup>th</sup> century, providing beautifully presented accommodation extending to just under 2279 sqft, combining a beautiful period feel and modern practicality. The property is ideally located, tucked away in the heart of the village and benefitting from a generous mature plot extending to approximately 2.33 acres, adjacent garden room with hot tub, outdoor swimming pool and outbuildings.

## The Setting

The highly regarded village of Ashdon has its own excellent primary school, nursery school, local store, inn, church and garage. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities including an 18-hole golf course and leisure centre with swimming pool is 3 miles away. Audley End mainline station offering a commuter service into London's Liverpool Street is 5 miles distant and the nearest M11 access point at Stump Cross (junction 9 south only) is 7 miles away.

## The Accommodation

In detail the property comprises of an entrance door leading into the well-appointed kitchen, fitted with an extensive matching range of eye and base level units with complimentary worksurface over and inset sink. Integrated appliances include dishwasher, fridge and Rangemaster cooker. To the right of the kitchen is a good size office with window to front aspect, door to cloakroom with W.C and wash hand basin and access to large built in storage cupboard. An opening leads into superb dual aspect sitting room with red brick fireplace, underfloor heating and bi folding doors leading to the patio area.





To the left of the kitchen is a breakfast room with two windows to front aspect, inglenook fireplace, under stair storage cupboard and an opening into the formal dining room with window to side aspect. A stunning, dual aspect, vaulted family room is a particular feature of the property with an impressive inglenook fireplace and doors to the front garden.

The first-floor landing is filled with natural light from two Velux windows, benefits from built in storage and doors to the adjoining rooms. The principal bedroom suite is a generous, dual aspect room with dressing area, en suite comprising shower enclosure, wash hand basin, heated towel rail with a separate W.C and wash hand basin. Bedroom two is a double room with window to front aspect. A third double room has a built-in storage cupboard and window to side aspect. Bedroom four is a double room with window to front aspect. The family bathroom comprises double shower enclosure, freestanding bath, W.C and vanity unit with wash hand basin.

### Outside

The property is approached by a shared driveway, over a bridge with graveled area providing ample off-road parking. A good size front lawned area is bordered with mature shrubs and trees and a block paved pathway provides access to the front and side of the property.



The substantial, landscaped gardens are laid mainly to lawn interspersed with a variety of established trees, shrubs and bushes creating a wonderful peaceful setting. A superb patio adjacent to the sitting room, accessed via the bi folding doors provides an ideal space for al fresco dining with steps up to the lawn and pathway to an additional terrace.

Located to one side incorporating space for a hot tub, which provides a wonderful area for entertaining in the summer months. In addition, there is a solar heated swimming pool and ornamental pond.

The property benefits from a number of outbuildings including washroom, store room and summer house all fitted with light and power.

### Services

Mains electric, water and drainage are connected. Oil fired central heating, Ultrafast broadband is available and mobile signal is ok.

Tenure - Freehold

Property Type - Detached

Property Construction – Early C18 part brick, part timber-frame with weather boarding and render

Local Authority – Uttlesford District Council

Council Tax – E

### Agents Note

There is shared access over the bridge with a neighbouring property.



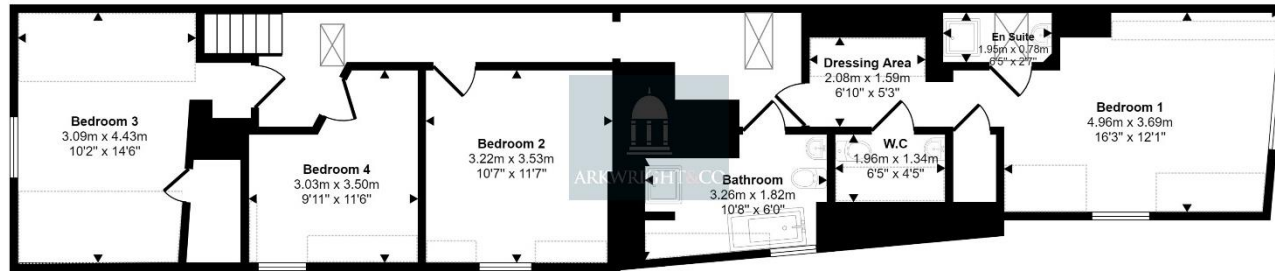






**Ground Floor**  
Approx 117 sq m / 1262 sq ft

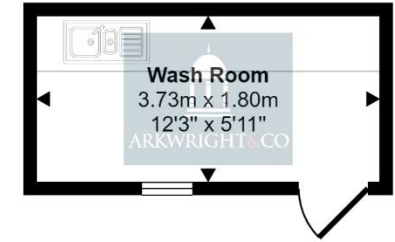
Denotes head height below 1.5m



**First Floor**  
Approx 94 sq m / 1017 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**wash room**  
Approx 7 sq m / 72 sq ft



**store room**  
Approx 9 sq m / 94 sq ft

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