



Hoblins, Langley Upper Green
CB11 4RY



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Hoblins

Langley Upper Green | Essex | CB11 4RY

Offers In Excess Of £850,000

- An impressive, one of a kind new build property
- 4 Bedrooms/ 3 bathrooms
- Stunning, Schüller German kitchen with integrated Neff appliances
- Underfloor heating throughout the ground floor
- Energy efficient air source heating throughout
- 10 Year build warranty
- Double garage with storeroom above
- South west facing rear garden
- EPC: B

The Property

An individual and bespoke, new home situated in the heart of the village with stunning views to adjoining countryside. The property enjoys high quality finishes and touches throughout. In addition, there is ample off-street parking, a double garage with room above and south/west facing rear garden.

The Setting

Langley Upper Green is an elevated hamlet with a variety of houses around a cricket green. The village is surrounded by open countryside and has a popular village pub and is only 3.5 miles from Clavering which has a local store, the highly acclaimed Cricketers Public House and Restaurant, the Fox and Hounds Public House and a primary school. The market town of Saffron Walden is within 9 miles and Bishop's Stortford is within 11 miles. Road links to London and Cambridge are accessible at Junction 8 and 9 of the M11 and A10. Train services to London Liverpool Street run from Audley End and Bishop's Stortford stations. Stansted Airport and Stansted Express Train Station is approximately 15 miles away with fast trains to Tottenham Hale. Train service to Kings Cross is accessible from Royston which is approximately 8 miles.

The Accommodation

In detail the property comprises of an entrance door with timber framed porch, where stairs rise to the first floor and doors to adjoining rooms. There is a good size office/snug with window to front aspect. The cloakroom comprises of a W.C and hand wash basin. A superb reception with feature fireplace with wood burning stove and a large window to





the front aspect. The kitchen is a particular feature of the property and a real hub of the home comprising of a high quality range of base and eye level units with composite worktop space and stainless-steel Franke sink. A central island with breakfast bar area provides additional preparation space. Integrated Neff appliances including a four-ring induction hob with downdraft extractor, electric oven, combi microwave, plate warmer and full height fridge and freezer. This feature room is filled with natural light from windows to the rear aspect and aluminium bi-folding doors opening to the rear garden. The dining area has a large understairs storage cupboard and a further set of aluminium bi-folding doors to the substantial patio area.

In addition, a good size utility room is fitted with a range of base and eye level units, space and plumbing for washing machine and tumble dryer and stainless-steel Franke sink. There are double doors to the plant room and personal door to the outdoor space.

The vaulted landing is filled with natural light from the Velux window and has doors leading to the four bedrooms



and family bathroom. The principal bedroom has a window to rear aspect which is fitted with integral blinds and door to the ensuite. Comprising hand wash basin with vanity cupboard beneath, WC, heated towel rail and shower enclosure. The second bedroom has windows to rear aspect and ensuite comprising hand wash basin with vanity cupboard beneath, WC, heated towel rail and shower enclosure. Bedrooms 3 & 4 both have windows to front aspect.

The family bathroom suite comprises wash hand basin with vanity cupboard beneath, WC, free standing bath, heated towel rail and Velux window.

Outside

To the front of the property is a driveway providing off-street parking for several vehicles and access to the detached double garage with storeroom above with access by a personal door to the side. There is gated access to the side and rear gardens which are south west facing with a lawned area and a generous sized porcelain paved terrace, perfect for al fresco dining and outdoor entertaining.

Services

All mains services are connected.

Local Authority

Uttlesford District Council

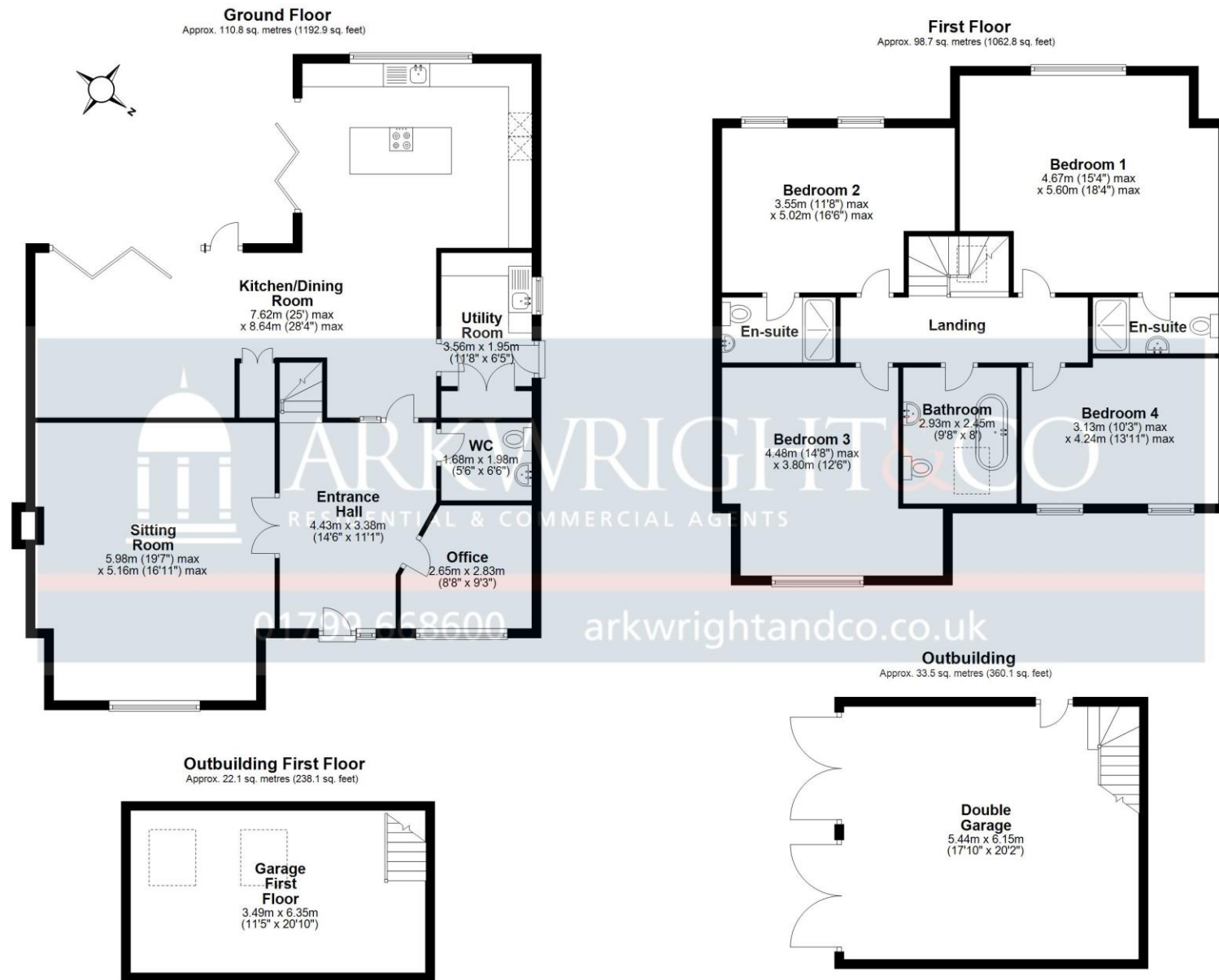
Council Tax

To be accessed









Total area: approx. 265.1 sq. metres (2853.9 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.



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