



Hinchmans, Wicken Road
CB11 4EY



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Hinchmans

Wicken Road | Arkesden | CB11 4EY

Offers In Excess Of £850,000

- A beautifully presented, five-bedroom detached family home with character features throughout
- Sympathetically extended by the current owners
- Principal bedroom with ensuite shower room
- A further four bedrooms and family bathroom
- Off road parking & detached garage with study
- Stunning countryside views
- EPC: D
- Council Tax Band: G

The Property

A charming and individual, five-bedroom, detached period property in one of the area's most sought after and picturesque villages. The property has been sympathetically extended by the current owners in the form of a two storey extension, as well purchasing extra land to the rear to provide the property with some very useful extra space inside and out. It has the added benefit of a detached garage, off road parking, good size private gardens and stunning views over adjoining countryside.

The Setting

The highly regarded village of Arkesden is located in the heart of rolling countryside and yet is only a few miles from the larger towns of Saffron Walden and Newport. The village has a picturesque, thatched pub called the Axe and Compasses which has recently reopened. The area is criss-crossed with a network of foot and bridle paths connecting the nearby villages over undulating open countryside. These offer a variety of shopping and schooling facilities. Main line train services to London can be found less than 10 minutes away at Audley End and Newport. The market town of Bishop's Stortford is to the south with a further selection of shopping, travel and transport facilities. There is a great selection of both state and private schooling within the area.

The Accommodation

In detail, the property comprises of a light and airy entrance hall with window to front aspect and doors leading to the adjoining rooms. To the right sits the family room/ snug with exposed brick and beams, stairs rising to the first floor and window to front aspect. The wonderful sitting room is a particular feature of the property with brick fireplace and log burner and two windows to front aspect. The extended, dual aspect kitchen/ dining room is the real hub of the home





with a matching range of eye and base level units with complementary quartz worksurface over and butler sink incorporated. There is space for electric rangemaster, fridge/freezer and integrated dishwasher. A peninsula provides additional preparation space and breakfast bar. There is ample space for a dining table with built in bench and patio doors provide access to the rear garden. In addition, bi folding doors lead onto the superb, patio area ideal for modern day, indoor/outdoor dining. The ground floor is completed by the generous utility room fitted with a matching range of eye and base level units with worksurface over and sink unit incorporated. A door leads to the cloakroom with W.C, hand wash basin and heated towel rail.

The first-floor landing has doors leading to the five bedrooms and family bathroom. Bedroom one is a double bedroom with window to front aspect and door to ensuite, comprising roll top bath with shower attachment over, W.C and wash hand basin. Bedroom two is a generous, dual aspect, double bedroom with built in wardrobes. Bedroom three has two windows to rear aspect and built in storage cupboard. Bedroom four is a double bedroom with window to front aspect. The fifth bedroom has a window to front aspect. The family bathroom comprises shower enclosure, freestanding roll top bath and wash hand basin. There is a separate W.C and wash hand basin.



Outside

The property is set in a tucked away position with a good degree of privacy in this highly desirable and picturesque village. To the front of the property is a pedestrian gate with path to the front door. Both the front and side boundaries have mature hedging with adjoining lawn and pathway leading around the house.

To the right-hand side of the property is a paved terrace which is ideal for al fresco entertaining, the adjoining garden is mainly lawned with raised beds. The rear gardens are tiered with steps leading up to the two levels which are mainly laid to lawn with fencing and mature trees. The rear garden has views over the adjoining open countryside.

The driveway provides parking for three vehicles plus one further parking space outside the gate.

The detached garage has twin timber doors to the front and window to side aspect. An internal door leads to the study with window to side aspect and benefits from light and power.

Services

Oil fired central heating. Mains electric, drainage and water are connected.

Local Authority

Uttlesford District Council

Council Tax

G





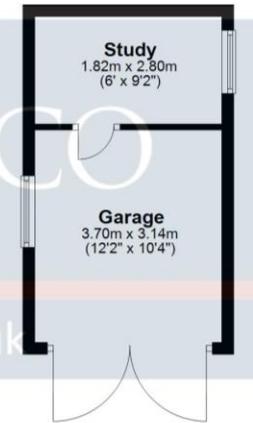




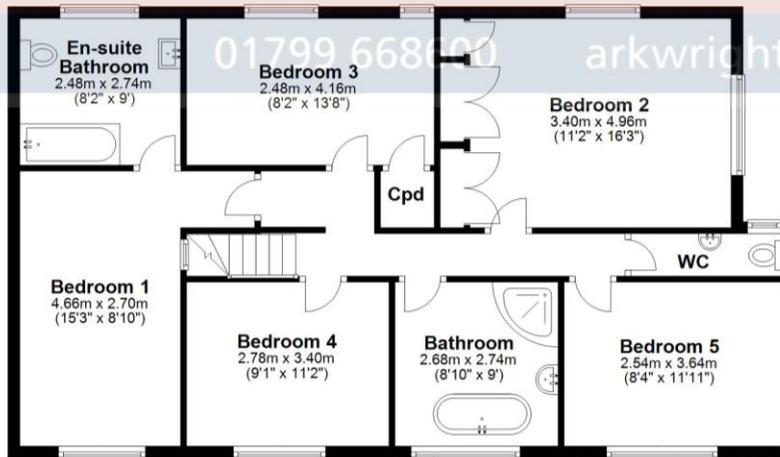
Ground Floor
Approx. 87.8 sq. metres (945.3 sq. feet)



Outbuilding
Approx. 17.0 sq. metres (183.3 sq. feet)



First Floor
Approx. 88.1 sq. metres (948.3 sq. feet)



Total area: approx. 192.9 sq. metres (2076.8 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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