



The Brambles, Wicken Road
CB11 4QT



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

The Brambles

Wicken Road | Clavering | CB11 4QT

Guide Price £1,275,000

- An individual, five-bedroom, four-bathroom property
- Detached garage and off-road parking for several vehicles
- Generous open plan living/kitchen
- Efficient Renewable Energy Technology
- Underfloor heating throughout the ground floor
- No upward chain
- Superb, large garden backing onto open farmland
- EPC: TBC / Council Tax Band: TBC

The Property

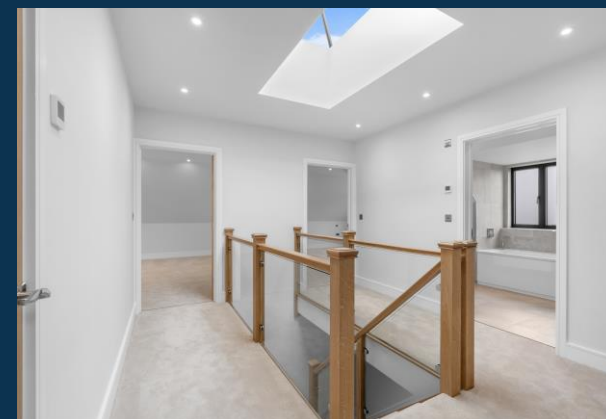
An executive, five-bedroom, four bedroom detached new build home on an exclusive development of just three properties. Accommodation extending to 3190sqft with large gardens, detached garage and superb countryside views. Offered with no upward chain.

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 a welcoming and spacious reception hall with Oak staircase rising to the first floor, storage cupboard and doors to the adjoining rooms. To the left sits a study, with window to the front aspect, which could also be utilised as an additional bedroom. On the right is a shower room comprising W.C, wash hand basin and shower enclosure. A well-proportioned, dual aspect reception room has bi-folding doors to the rear aspect providing access and views onto the garden. A pair of double doors lead into an impressive open plan kitchen/dining area which is the real hub of the home. The kitchen comprises an extensive range of contemporary base and eye level units, granite work surface over and undermounted sink unit incorporated. Further, a central island provides additional preparation space. Integrated appliances include double ovens, induction downdraft hob, dishwasher and full height fridge and





freezer. This stunning room is filled with natural light from window to side aspect and two sets of bi folding doors to the rear, providing a superb space for indoor, outdoor living. The utility room is fitted with a matching range of base and eye level units with worktop space over and sink unit incorporated. There is space for washing machine and tumble dryer and in addition, there is an added benefit of a window to front aspect and personal door leading to the side of the property.

The first-floor galleried landing is a particular feature of the property, filled with natural light from the Skylight, provides access to a storage cupboard and has doors leading to the adjoining rooms. The generous principal bedroom benefits from a Juliet balcony with stunning countryside views. The ensuite bathroom comprises panelled bath, walk in shower, sink unit, W.C and heated towel rail. Bedroom two is a spacious bedroom with Juliet balcony, built in storage cupboard and a door leading to the ensuite. Comprising walk in shower, W.C, wash hand basin and heated towel rail.

The third double bedroom has a window to the front aspect and built-in wardrobe. Bedroom four is a double room with window to the front aspect. The family bathroom suite comprises panelled bath, walk-in shower, WC, wash hand basin and heated towel rail.



Outside

To the front of the property is lawned area with paved pathway leading to the front door. A detached single garage sits to the right with electric roller door with light, power and EV solar charging point. The generous rear garden is laid predominantly to lawn backing on to farmland and rolling countryside beyond. There is a large patio area ideal for al fresco dining and outdoor entertaining.

Services

Mains electric, water and drainage connected. Air source heat pump and solar panels are installed.

Local Authority

Uttlesford District Council

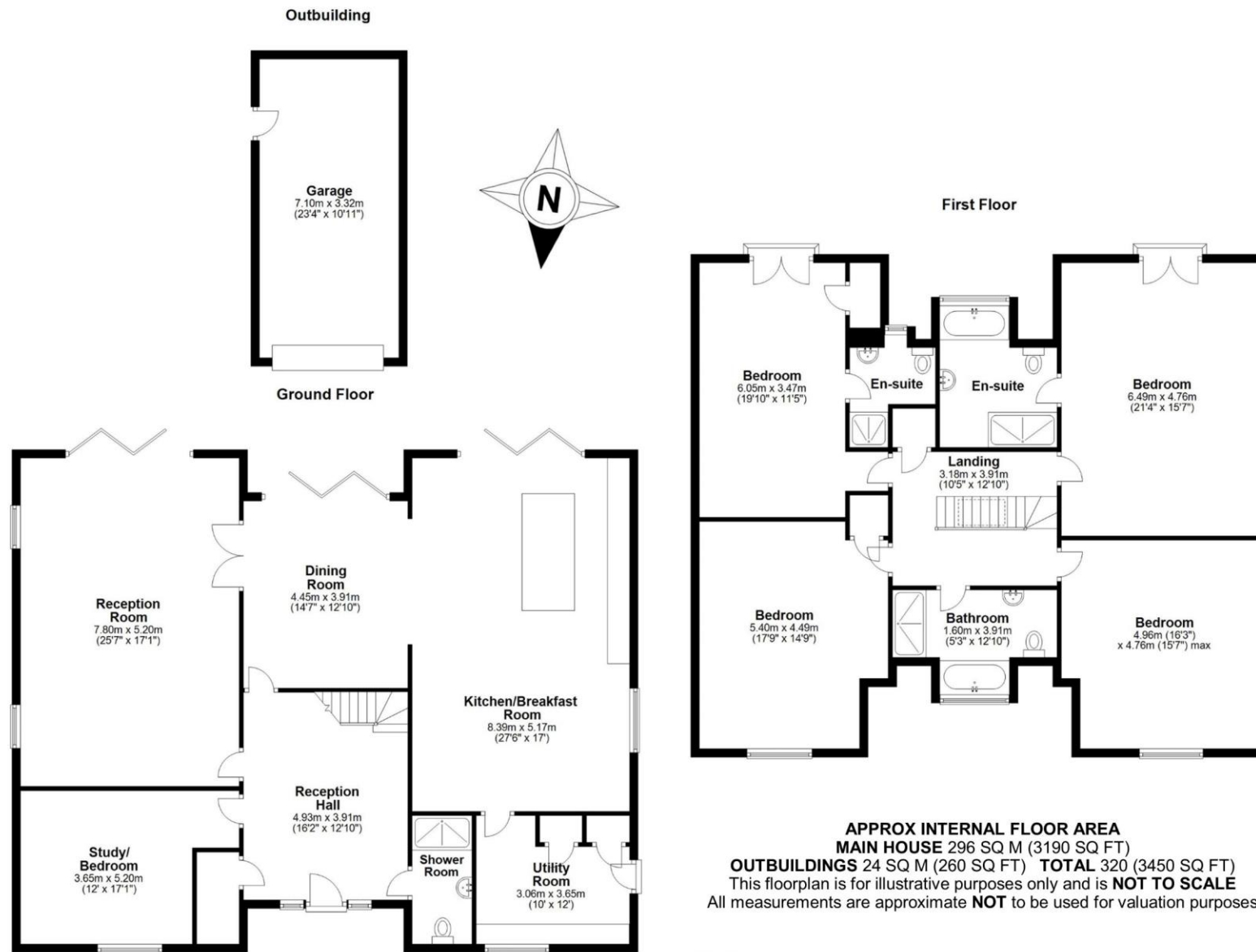
Council Tax

TBC









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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