



End Cottage, Water Lane  
CB9 7AL



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# End Cottage

Water Lane | Helions Bumpstead | CB9 7AL

Guide Price £750,000

- A charming and well-proportioned, four-bedroom detached period property
- Detached double garage and additional storage area
- Ground floor bedroom with ensuite
- Ample off-road parking
- Kitchen/ breakfast room with inglenook fireplace
- Wrap around gardens with BBQ area
- Principal bedroom with dressing area
- Desirable village location with countryside views
- Bedroom two with study area
- Offered with no upward chain

## The Property

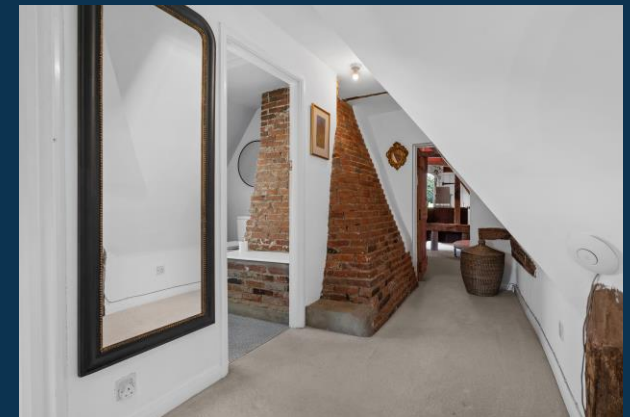
A beautifully presented four-bedroom, two bathroom detached, Grade II listed recently thatched cottage which sits on an attractive plot approaching 0.2 acre. The property benefits from a detached double garage, off road parking, wrap around gardens and is offered with no upward chain.

## The Setting

The property is set in the popular village of Helions Bumpstead, an idyllic rural village with a thriving community, award winning, gastro pub, village hall and church that is located on the Cambridgeshire/Suffolk/Essex borders. The village of Steeple Bumpstead is close by and offers a good range of amenities including a shop, public houses, petrol filling station and a well-regarded school. More comprehensive leisure and retail facilities can be found in the town of Haverhill, just 3 miles away as well as the lovely, thriving town of Saffron Walden and the historic city of Cambridge. The area is well served by transport links with the nearby Audley End mainline train station offering frequent services to London Liverpool Street and good road networks to Cambridge, London, Stansted Airport, the M11 and A11.

## The Accommodation

In detail the property comprises of an entrance hallway with cloakroom, space and plumbing for appliances and a door into the wonderful, dual aspect sitting room. A generous room filled with character from the exposed beams and inglenook fireplace, stairs rise to the first floor and doors lead to the adjoining rooms. To the right is a charming





kitchen/breakfast room with inglenook fireplace and door leading to the rear garden. The triple aspect kitchen is fitted with a matching range of eye and base level units with worksurface over and sink unit incorporated. There is space and plumbing for appliances. The ground floor is completed by a double bedroom with window to side aspect and ensuite wetroom. Comprising walk in shower, W.C and wash hand basin.

The first-floor landing is filled with natural light, built in storage cupboards and doors to three bedrooms and the family bathroom. A generous principal bedroom is brimming with character from exposed beams to arched windows, benefiting from a dressing area and built in storage cupboard. Bedroom two is a double room with a superb addition being a study area with Juliet balcony, two Velux windows and access to eaves storage. A third double bedroom has a window to side aspect. The family bathroom comprises panelled bath with power shower attachment over, W.C and vanity wash hand basin unit.

### Outside

The property has a gravelled driveway providing off road parking for five/six vehicles with detached double garage with twin timber doors, light and power. To the rear of the garage is a large storage area which also benefits from light and power offering the potential to be an annex, office or gymnasium depending on requirements.



A generous front garden is laid predominantly to lawn with raised flower borders and hedging. In addition, a gated gravelled area provides an ideal space for al fresco dining and outdoor entertaining with BBQ gazebo.

The pathway wraps around to an enclosed rear garden which is laid predominantly to lawn.

## Services

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

Tenure - Freehold

Property Type - Detached

Property Construction – C16, altered in C19 and C20.

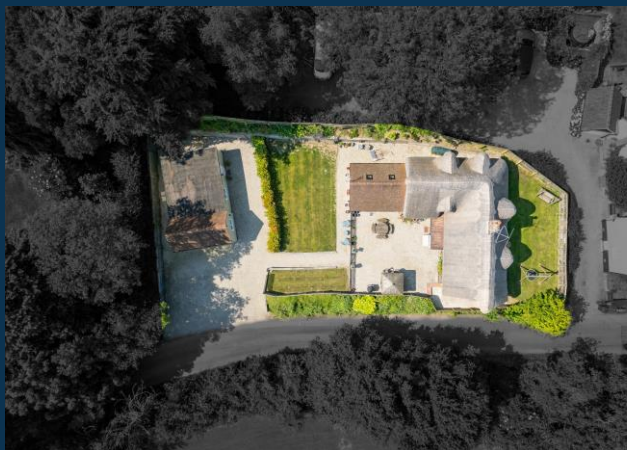
Timber framed and plastered with thatched roof

Local Authority – Braintree District Council

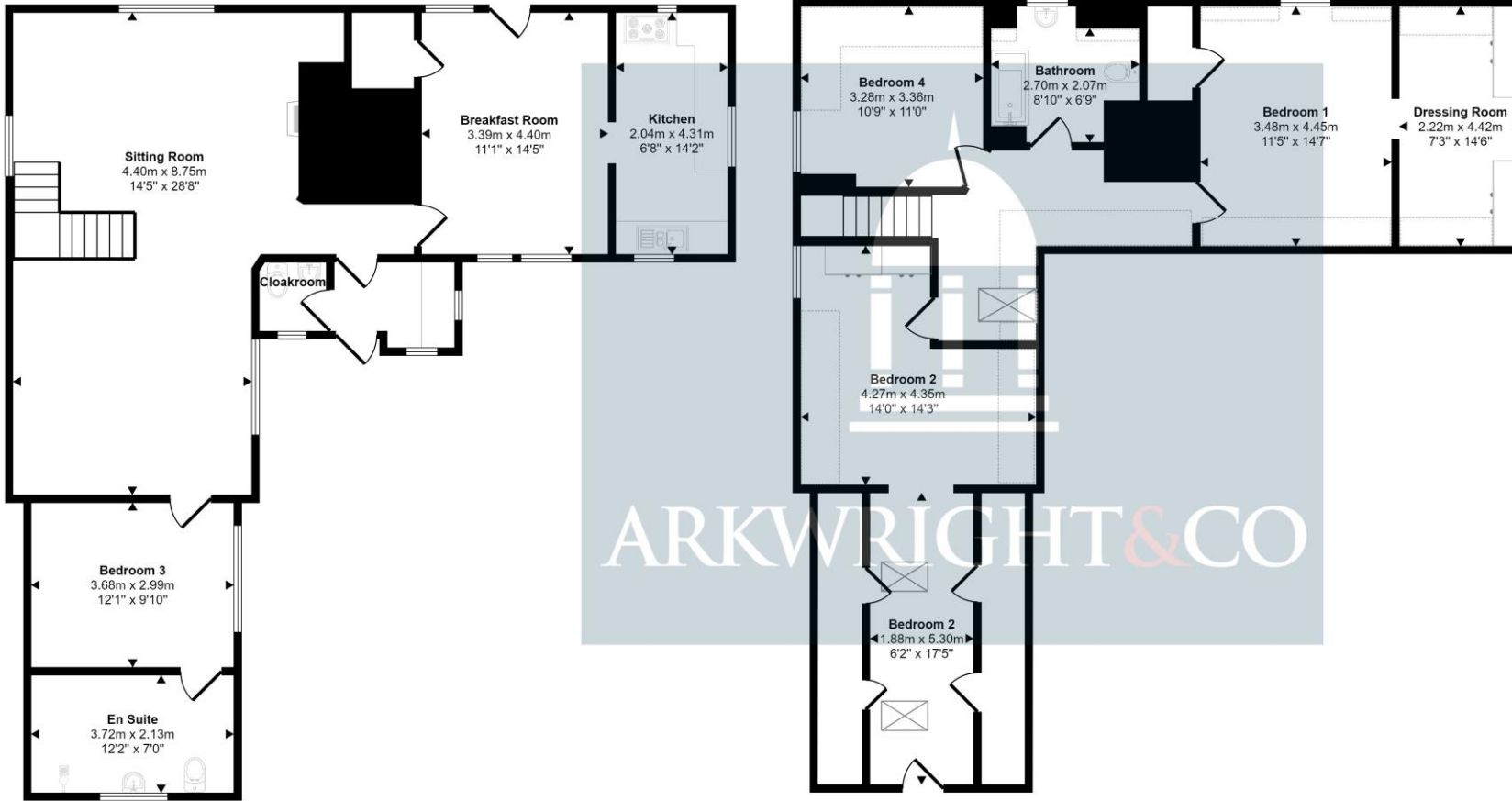
Council Tax - F







Approx Gross Internal Area  
246 sq m / 2644 sq ft



**Ground Floor**  
Approx 101 sq m / 1091 sq ft

Denotes head height below 1.5m

**First Floor**  
Approx 97 sq m / 1047 sq ft



**Garage**  
Approx 47 sq m / 507 sq ft

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.

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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