



The Slade, 1 Field View
CB11 4GS



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The Slade

1 Field View | Littlebury | CB11 4GS

Guide Price £750,000

- A stunning four-bedroom, three bathroom detached property
- Beautifully presented accommodation finished to a high specification throughout
- Superb open plan kitchen/dining room
- Generous sitting room with bi folding doors onto garden
- Ensuite to bedrooms one and two
- Ample off-road parking, car port and a landscaped rear garden with a wonderful entertaining space
- Just three miles from a mainline train station and a short drive to Saffron Walden
- Exclusive development of five properties

The Property

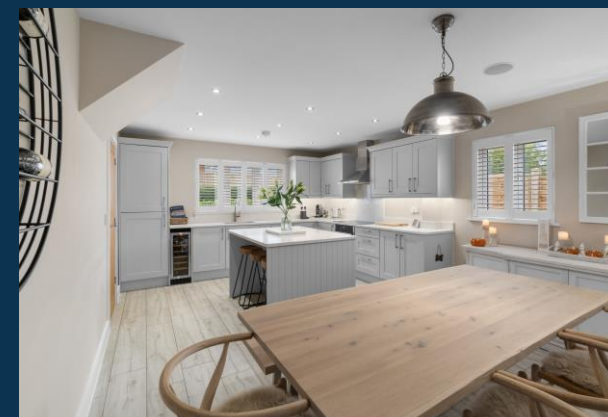
An attractive and immaculate four-bedroom, three bathroom detached home extending to 1968 sqft forming part of an exclusive development built four years ago. Benefiting from ample off-road parking, landscaped rear garden and just a short drive from Saffron Walden and mainline train station.

The Setting

Littlebury, a sought-after village close to the Cambridgeshire border. In the centre of the village is pub restaurant (currently closed) and the Parish Church. In nearby Saffron Walden, just 1.6 miles away, there is an excellent range of day-to-day shopping and leisure facilities. These include a Waitrose supermarket, a vast array of clubs and societies, a leisure centre and gyms, and amenities for use by the whole community. The Saffron Walden County High School complex includes Saffron Screen, a local cinema and Saffron Hall which stages a wide variety of musical and theatrical events. There are also a good range of primary and secondary schools including independent schools Dame Bradbury's and The Friends' School. A wider selection of shopping, cultural and recreational facilities are to be found in Cambridge, with a greater selection of independent schooling for all ages. For the commuter, Audley End mainline station is 2.4 miles with trains to London Liverpool Street from 51 minutes, and Cambridge from 18 minutes. There is also a station at nearby Gt Chesterford. The M11 (Jn 9 southbound only) is some 3.7 miles.

The Accommodation

In detail the property comprises of a light and airy entrance hall with stairs rising to the first floor, understairs storage, cloakroom with W.C and wash hand basin and doors to the adjoining rooms. The superb dual aspect, open plan kitchen/dining room is fitted with a matching range of eye and base level units with granite worksurface over and undermounted





stainless steel sink incorporated. Integrated appliances include induction hob with extractor fan over, dishwasher, fridge/freezer and wine fridge. A central island incorporates a breakfast bar and provides additional preparation space. An opening area leads from the dining area into the generous sitting room with feature fireplace with log burner and oak beam over with wonderful views onto the garden and bi-folding doors leading onto the patio. The ground floor is completed by a utility room with a matching range of base level units with worksurface over and sink unit incorporated. There is space and plumbing for a washing machine.

The spacious first floor landing is filled with natural light from a Velux window and a window to front aspect with a built in storage cupboard and doors to the adjoining rooms. The superb principal suite has a window to rear aspect, built in wardrobes and ensuite comprising double shower enclosure, W.C, wash hand basin, heated towel rail and Velux window. Bedroom two is a double room with built in wardrobe and ensuite comprising double enclosure, W.C, wash hand basin and heated towel rail. Bedroom three is a double room with built in storage cupboard and window overlooking the garden. A fourth double room is currently utilised as a study with two built in storage cupboards and window to rear aspect. The family bathroom comprises panelled bath with shower attachment, W.C, wash hand basin and heated towel rail.



Outside

To the front of the property is a driveway and carport providing off road parking for four vehicles. To the side of the property is two storage cupboards and an electric car charging point, with gated side access to the superb landscaped rear garden which is predominantly laid to lawn with shrub and tree borders.

A wonderful raised decked area combined with a paved patio area provide an ideal space for alfresco dining and outdoor entertaining with a stone pizza oven.

Services

Mains electric, water and drainage are connected. Heating via an air source heat pump and underfloor heating. Super-fast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Detached

Property Construction – To be confirmed

Local Authority – Uttlesford District Council

Council Tax - G

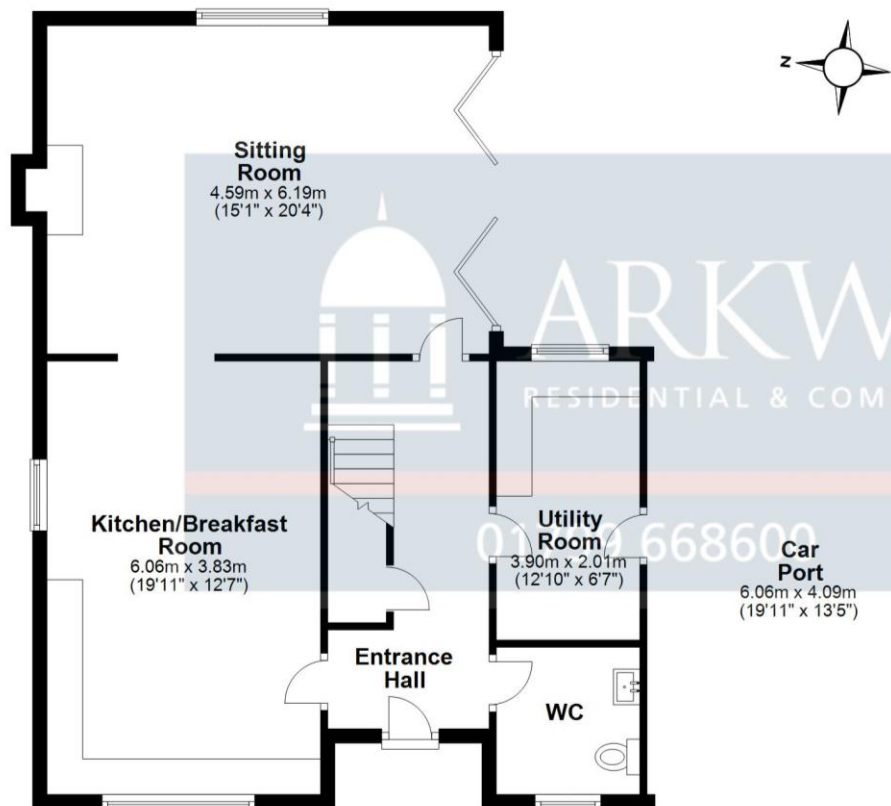






Ground Floor

Main area: approx. 77.1 sq. metres (829.5 sq. feet)
Plus car port, approx. 24.8 sq. metres (266.8 sq. feet)



First Floor

Approx. 105.8 sq. metres (1138.6 sq. feet)



Main area: Approx. 182.8 sq. metres (1968.1 sq. feet)

Plus car port, approx. 24.8 sq. metres (266.8 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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