



2 Hogs Lane, Chrishall
SG8 8RB



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

2 Hogs Lane

Chrishall | Royston | SG8 8RB

Offers In Excess Of £475,000

- A well-proportioned three-bedroom property
- Detached out building
- Scope to renovate and extend subject to planning permission
- Popular village location
- An attractive plot extending to 0.27 of an acre
- EPC: E
- Council Tax Band: C

The Property

A delightful and attractive three-bedroom, semi – detached flint character cottage located on the edge of the highly desirable village and occupying a generous plot with mature gardens with large detached outbuilding.

The Setting

The property is located at the end of a quiet country lane with superb countryside walks on your doorstep. The popular and picturesque village of Chrishall has its own church, inn and primary school with adjoining preschool. Set within open countryside the village is between the market towns of Saffron Walden and Royston. There are road and rail links with the main line railway stations at Royston and Audley End (Saffron Walden) providing a regular commuter service to London's King's Cross and Liverpool Street respectively. Access to the M11 is 7 miles and provides access to London, the M25 and the North.

The Accommodation

In detail, the property comprises of a light and airy porch with window to front aspect leading into the sitting room. A good size room with exposed beams, alcove shelving, brick fireplace, serving hatch through to the kitchen and window to front aspect. The dining room benefits from a window to front aspect and leads into the utility area with space and plumbing for washing machine and tumble dryer with worksurface over with incorporated sink unit. A further door leads to W.C and hand wash basin and two built in storage cupboards. The kitchen is a generous room fitted with a range of wall and base units with complimentary work surface over, inset sink and space for range oven. In addition, there is alcove shelving and space and plumbing for fridge and freezer. There is a window to rear aspect and stable door leading to the superb rear garden.





The first-floor landing provides access to the airing cupboard, built in storage, access to loft hatch and doors leading to the adjoining rooms. Bedroom one is a double bedroom with built in storage and window to rear aspect enjoying countryside views. Bedrooms two and three are double rooms with windows to front aspect. The family bathroom is a four-piece suite comprising of a panelled bath with shower over, W.C, wash hand basin and bidet.

Outside

The front garden is laid mainly to lawn with block paved pathway from the gate leading to the lobby and porch. A lobby connects the main property to the large outbuilding which benefits from light and power and a separate storeroom. as well as providing access to the substantial rear garden which is mainly laid to lawn. The garden benefits from a ornamental fishpond and wildlife pond, greenhouse and a selection of mature shrubs and trees.



Services

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

Local Authority Tenure

Uttlesford District Council

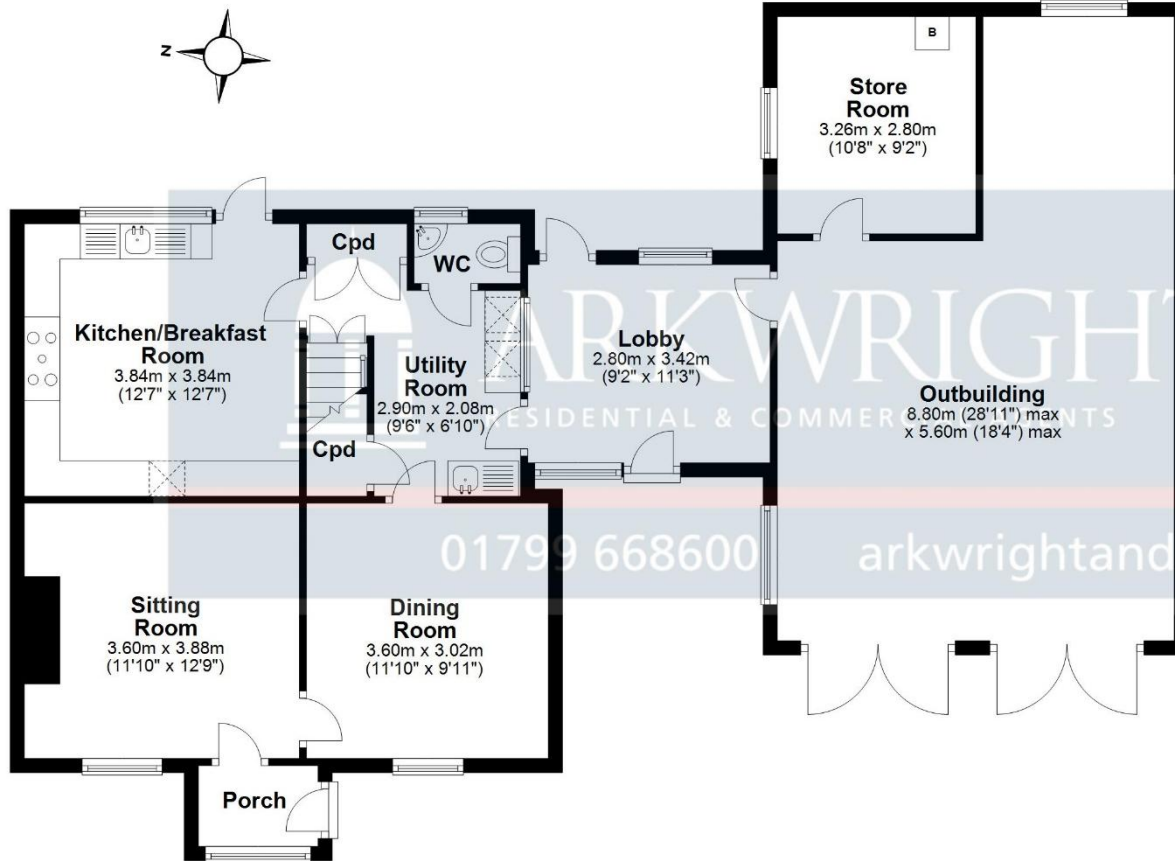
Tenure

Freehold



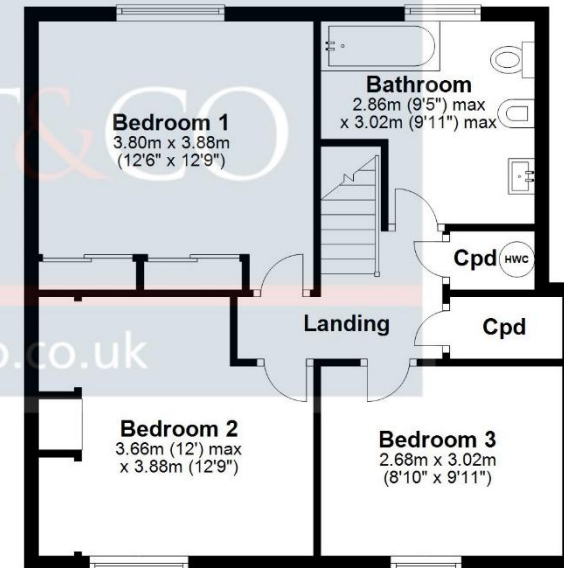
Ground Floor

Main area: approx. 54.7 sq. metres (589.1 sq. feet)
Plus outbuildings, approx. 59.7 sq. metres (642.5 sq. feet)



First Floor

Approx. 53.3 sq. metres (574.1 sq. feet)



Main area: Approx. 108.1 sq. metres (1163.2 sq. feet)

Plus outbuildings, approx. 59.7 sq. metres (642.5 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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