



Rose House, Elder Street
CB10 2XA



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Rose House

Elder Street | Wimbish | CB10 2XA

Guide Price £1,150,000

- A well-proportioned six-bedroom, three bathroom detached home
- Accommodation extending to 2,822 sqft over three floors
- Three reception rooms
- Open plan kitchen/breakfast/garden room
- Principal bedroom with ensuite
- Uninterrupted countryside views
- Detached double garage with ample off-road parking
- Mature gardens with swimming pool

The Property

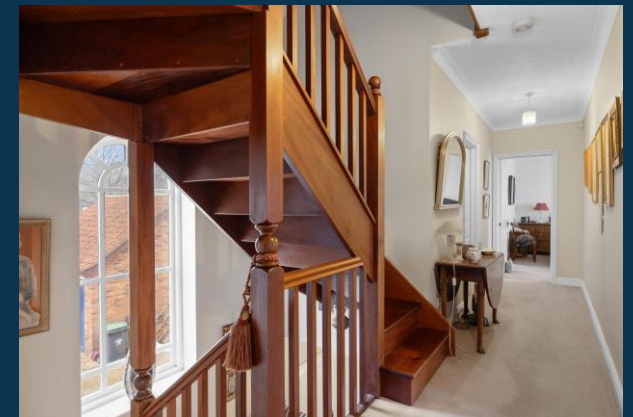
An impressive and substantial six-bedroom detached house with accommodation set over three floors. The property is centrally set within its own generous plot of approximately 0.38 acre with delightful views to the rear over open countryside, heated swimming pool and double garage.

The Setting

Wimbish is a popular village 3 miles due south of the historic market town of Saffron Walden which provides a range of facilities including a variety of shops and restaurants. Wimbish is surrounded by pretty undulating countryside and woodland. This small Essex village benefits from a small primary school, parish church and is close to the ever-popular Debden Barns and Antiques with cafe and deli, Bonnefire Box Pizzas and Howlett End Farm Shop. Nearby is located the village of Debden with its post office, primary school, village pub and newly built playground and playing field. For the commuter there is a mainline station at Newport within three miles providing a regular service to London's Liverpool Street (55 minutes), with Audley End mainline only another 5 minutes beyond that. Alternatively, by road the M11 to the south can be accessed at junction 8 Bishop's Stortford or going north via Saffron Walden the A11 can be accessed at Stumps Cross and the M11 at Duxford, junction 10.

The Accommodation

In detail the property comprises a spacious entrance hall with a grand hardwood staircase rising to the first floor, accompanied by a striking arched window that allows natural light to flood the space. The entrance hall features built-in storage cupboards, a cloakroom with a WC and wash hand basin and doors to the adjoining rooms. To the left, the impressive sitting room is a wonderfully bright, dual-aspect room with a set of double doors that open onto the rear terrace, enhancing the connection between indoor and outdoor living. The room is centered around a charming Inglenook fireplace with a rustic bressumer beam, adding warmth and character. Adjacent to the sitting room, a well-





proportioned study enjoys views over the rear garden and surrounding countryside. This peaceful space is perfect for working from home or as a quiet retreat. The dining room, positioned to the rear of the property, features a beautiful bay window that frames picturesque garden views making it an ideal space for formal dining and entertaining.

The kitchen is a blend of traditional charm and modern convenience, fitted with a range of high-quality cabinetry and granite work surfaces. A Belfast sink, integrated oven/microwave, and a two-oven Rangemaster complement the space, while an adjoining brick archway leads into the stunning garden room. A wonderful addition with double doors opening directly onto the rear terrace, offering seamless indoor-outdoor living. The room provides panoramic views of the garden and surrounding countryside, making it a tranquil and inviting space. A separate utility room is fitted with a matching range of cabinetry with workspace over and space and plumbing for appliances, a door offers access to the side garden.

The well-proportioned first floor landing provides access to four bedrooms and a family bathroom. The principal bedroom is impressive, offering ample space, built-in storage, and a rear aspect overlooking the gardens. It benefits



from generous en-suite comprising a freestanding bathroom, shower enclosure, WC, and wash hand basin. Four additional bedrooms, each generously sized, provide flexible accommodation for family members or guests. All rooms enjoy wonderful natural light, with built-in storage adding convenience. The family bathroom comprises a panelled bath with shower attachment, WC, and wash hand basin.

The second floor offers an additional versatile living space, ideal for extended family, guests, or as a private suite. A spacious double bedroom enjoys a charming outlook, while a second bedroom, currently arranged as a guest room, could alternatively serve as a study or hobby room. A dedicated dressing area enhances the layout, leading to a family bathroom comprising panelled bath, WC and wash hand basin.

Outside

Set within its own generous plot of approximately 0.38 acres, Rose House enjoys a high degree of privacy, screened by mature hedging. A central gravel driveway leads to the property, providing ample off-street parking and access to the detached double garage, which benefits from an electric up-and-over door, power, lighting, and additional eaves storage.

To the right of the driveway is a lawned garden which wraps around to the rear, predominantly laid to lawn and is framed by mature hedging, well-stocked flower beds, and a variety of shrubs. A spacious terrace extends from the rear of the property, creating an ideal setting for outdoor dining and entertaining. In the far corner, a timber studio offers a versatile space for a variety of uses.

Adjoining the rear of the house is a heated swimming pool, providing a wonderful leisure facility for warm summer days. The adjacent brick-built pool house accommodates the filtration and heating systems and also houses a sauna.

Services

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

Tenure — Freehold

Property Type - Detached

Property Construction — Brick with rendered finish and tiled roof

Local Authority — Uttlesford District Council

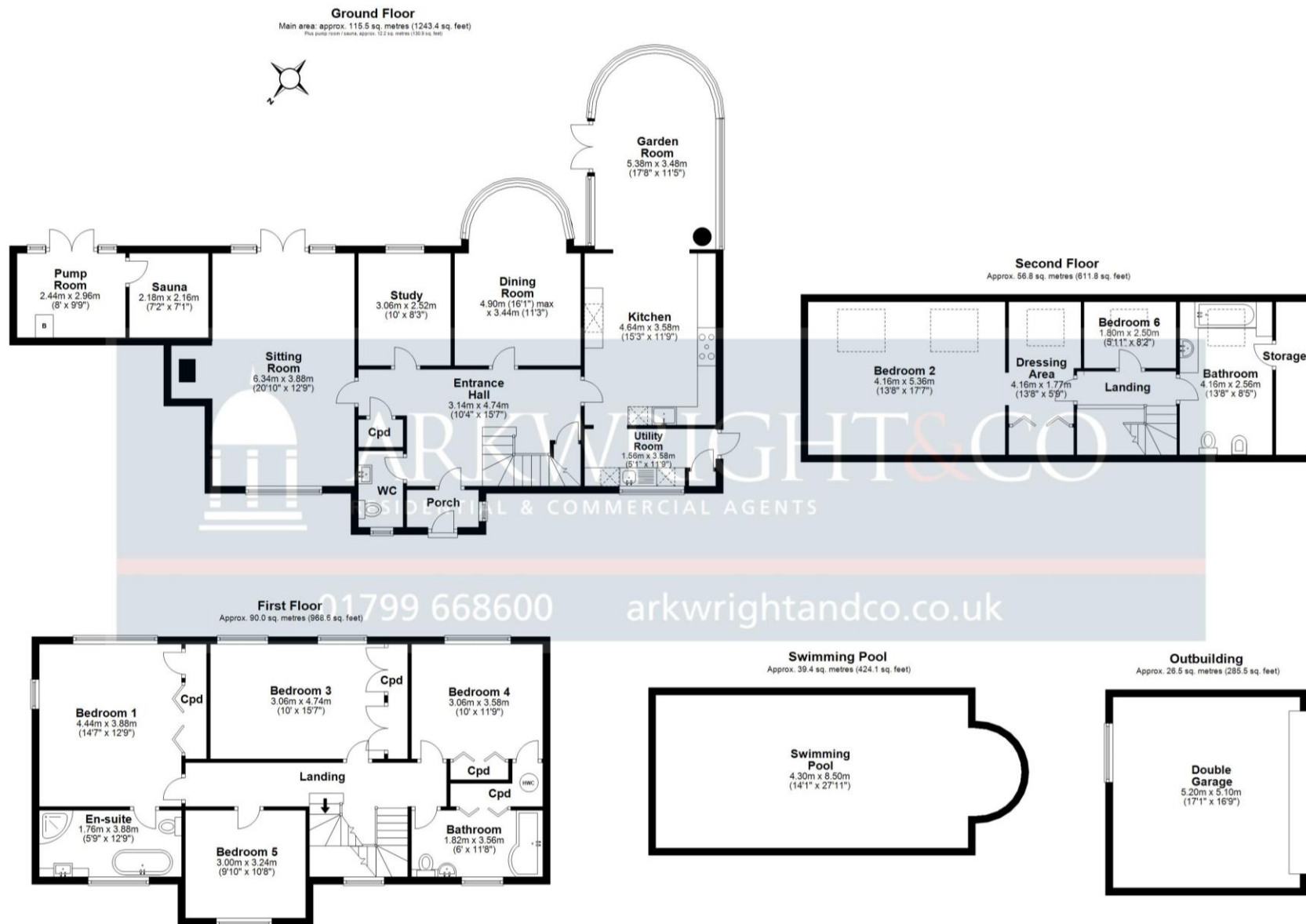
Council Tax — G

EPC — D









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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