



Willow Cottage, Dewes Green Road
CM23 1AN



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Willow Cottage

Dewes Green Road | Berden | CM23 1AN

Guide Price £895,000

- A beautiful four bedroom, two bathroom detached Grade II listed property
- A plethora of charm and character including exposed timbers, brickwork and leaded light windows
- Two reception rooms
- Ground floor bedroom and shower room
- Stunning, uninterrupted countryside views
- A detached annex offers an ideal space for extended family living or a great home office
- Ample off-road parking and garaging
- Generous, mature plot approaching a 1/3 acre

The Property

A charming four bedroom Grade II Listed period cottage, nestled in a secluded position with breathtaking views across open countryside. This beautifully presented home boasts an abundance of original character features, complemented by a substantial detached workshop/annexe extending to 1,968 sq ft, offering exceptional versatility.

The Setting

The village of Berden is close to the Herts/Essex border and approximately 7 miles north of the market town of Bishop's Stortford. Bishop's Stortford offers multiple shopping and sporting facilities, schooling for all ages including Bishop's Stortford College and a main line railway station with commuter services to London's Liverpool Street. Access is available on the outskirts of the town to the M11 (J8) with the A1 to the north and the M25 and London to the south. Berden is also conveniently located for access to Stansted, London's Third International Airport. Berden and the surrounding villages of Furneux Pelham, Clavering and Manuden offer a variety of well-regarded gastro pubs and restaurants. The attractive market town of Saffron Walden is also nearby, as are the stations at both Audley End and Newport. A plethora of country walks are literally on the doorstep - with a network of footpaths and bridleways criss crossing the area.

The Accommodation

In detail the property comprises a solid oak entrance door with leaded windows to either side opens into a welcoming entrance hall, featuring a slate floor and exposed timbers, setting the tone for the charm within. The sitting room is a delightful triple-aspect space, bathed in natural light, with bespoke windows and a fireplace housing an inset stove. Adjacent is a study, with a glazed door leading to the gardens, providing an ideal space for home working. A well-appointed cloakroom offers a Victorian-style high-flush WC, wash hand basin, storage cupboard, and an obscure window





for privacy. The dining/family room is the heart of the home, rich with period features, including an impressive Inglenook fireplace, exposed timbers, and a slate floor. A staircase discreetly leads to the first floor. The kitchen is fitted with a range of base and eye-level units, topped with woodblock work surfaces. A ceramic sink, double oven with hob, integrated fridge/freezer, and space for a dishwasher make this a practical yet characterful space. Windows overlook the gardens and countryside, while a glazed oak stable door opens directly outside. A ground floor bedroom (Bedroom 1) offers a peaceful retreat, featuring vaulted ceilings and exposed timbers, with dual-aspect windows framing idyllic views. A stylish ensuite completes the space, with a shower enclosure, WC and wash hand basin.

The first floor enjoys a characterful landing with windows to the front and side aspects, allowing natural light to stream in. Bedroom two enjoys dual-aspect countryside views, while bedroom three overlooks the rear garden and rolling fields beyond, both boasting period features. The family bathroom is well appointed, featuring a panelled bath, WC, wash hand basin, and an airing cupboard, with a window framing stunning rural scenery. A further fourth bedroom enjoys side-aspect views and exposed timbers, adding to the charm of this historic home.

Outside

Set within a truly idyllic location, the property is accessed via a private pebble driveway, leading to a five-bar gate and generous parking area. A cobbled pathway and sandstone paving guide you to the cottage, creating a picturesque approach.

The gardens have been lovingly tended by the current owners, featuring mature trees, well-stocked flower and shrub borders, and a charming vegetable patch. A garden studio with a store to the rear provides further versatility.

Enjoying breathtaking rural views, the property has direct access to a public byway, perfect for countryside walks right from your doorstep.

Garage & Annexe Complex

A truly substantial detached outbuilding, offering a wealth of possibilities. Currently configured as multiple garages, with hardwood doors and an inspection pit, it provides superb storage and workshop space. To the rear, two store rooms and an entrance hall lead to a staircase rising to the first floor, with a central lift (not in use) and an understairs storage cupboard. A dedicated office enjoys windows to two aspects, with a handy kitchenette to the rear.

First Floor

A spacious kitchen/living/dining room offers a multi-purpose space, with windows to both front and rear aspects. The kitchen area is fitted with built-in cupboards, worktops, a sink, and space for a cooker and fridge. A well-equipped shower room comprises a shower enclosure, WC, and wash hand basin, while two bedrooms feature Velux skylights and charming eaves storage, enjoying views over the surrounding countryside.

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 – C17-C18 timber-framed and plastered house

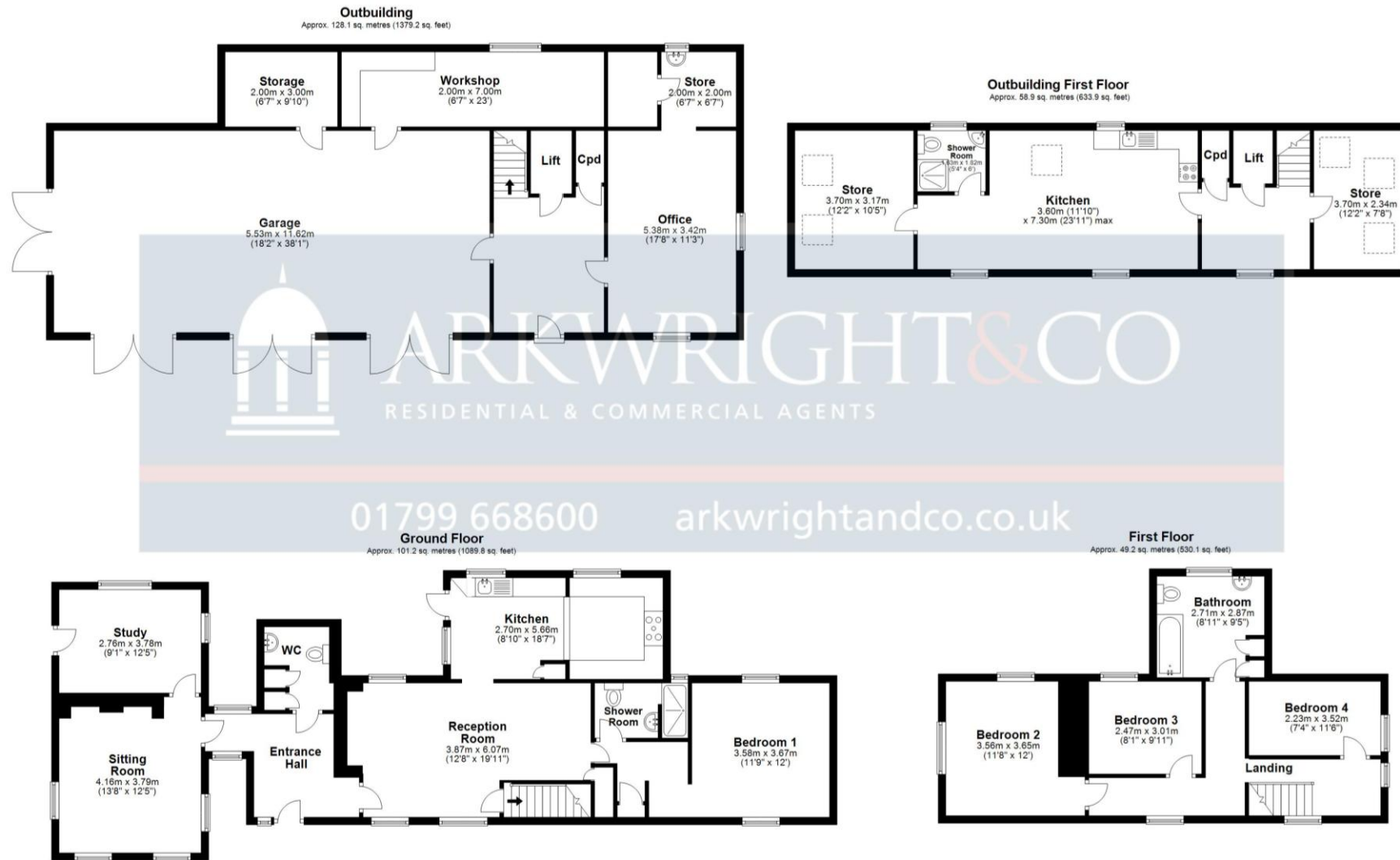
Local Authority – Uttlesford District Council

Council Tax – G









Total area: approx. 337.5 sq. metres (3633.1 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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