



The Old Chapel, Royston Road, Wendens Ambo  
CB11 4JX



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# The Old Chapel

Royston Road | Wendens Ambo | CB11 4JX

Guide Price £595,000

- A historic three bedroom, two bathroom property
- Open plan sitting/kitchen/ dining room
- Two ground floor bedrooms and shower room
- Generous bedroom, landing and bathroom on the first floor
- Offered with no upward chain
- Off road parking for two vehicles
- Within short walking distance of mainline train station
- EPC: E

## The Property

A rare opportunity to acquire a charming former chapel, thoughtfully converted to create a unique and characterful three bedroom, two bathroom detached home nestled in the picturesque village of Wendens Ambo. Benefiting from off road parking and offered with no upward chain.

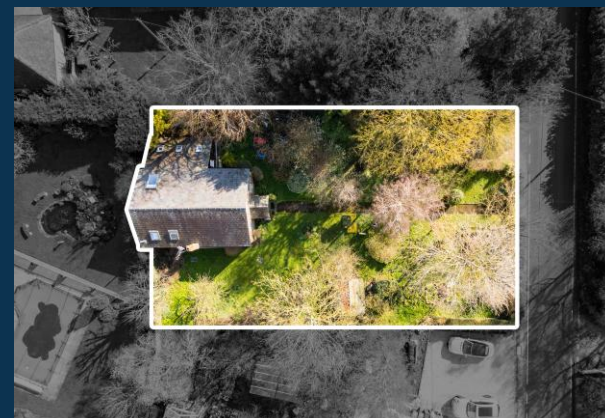
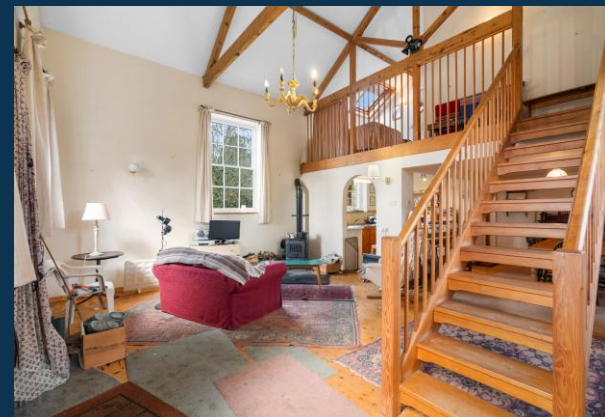
## The Setting

Wendens Ambo is an attractive, well served and much sought after village less than 2 miles south of the historic medieval market town of Saffron Walden, top of the Sunday Times 2025 list for the best place to live in the UK. Wendens Ambo is a charming small village with a church, cricket pitch and popular village inn. Saffron Walden is within 2 miles and provides an excellent range of shopping, excellent schooling and recreational facilities including a leisure centre with swimming pool. Audley End mainline station with trains to London's Liverpool Street is on the edge of the village less than ten minutes' walk away, and the M11 access point (Junction 9 Stump Cross south only) is 4 miles to the north.

## The Accommodation

In detail the property is approached via a pretty garden pathway, the handsome red-brick façade is adorned with arched windows and a striking red door, leading into a beautifully appointed sitting room with vaulted ceilings, exposed beams, and a cosy wood-burning stove. The open-plan layout flows seamlessly into the dining area and well-equipped kitchen, providing an ideal space for both everyday living and entertaining.

The ground floor also hosts two well-proportioned bedrooms and a contemporary shower room, whilst the galleried first floor offers a principal bedroom and family bathroom, overlooking the double-height sitting room below. The thoughtful conversion retains the integrity of the original building, with a careful balance of character and functionality.





### Outside

The property sits to the rear of the established plot with a variety of trees and shrubs. There is off road parking for two vehicles.

### Services

Mains electric and water are connected. Private drainage via a septic tank. Electric storage heaters. Ultrafast broadband is available and mobile signal is likely.

**Tenure** – Freehold

**Property Type** – Detached

**Property Construction** – Part timber, part brick with tiled roof

**Local Authority** – Uttlesford District Council

**Council Tax**– D

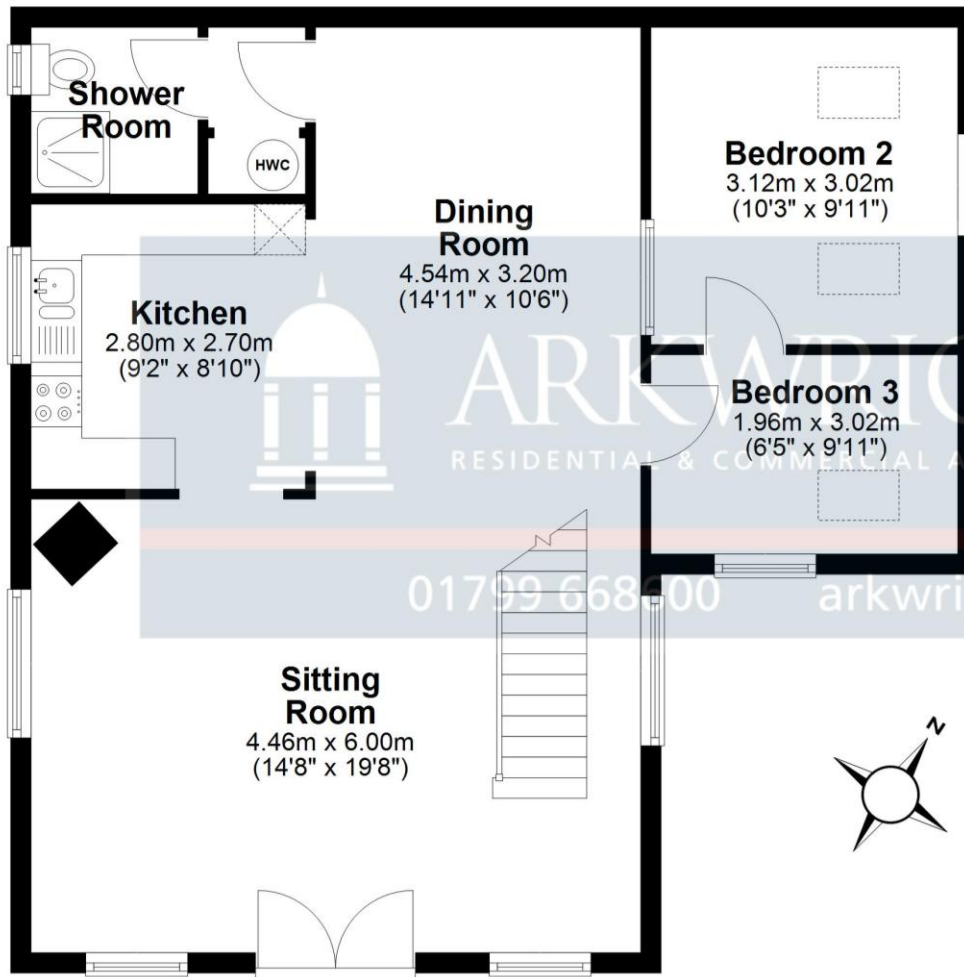






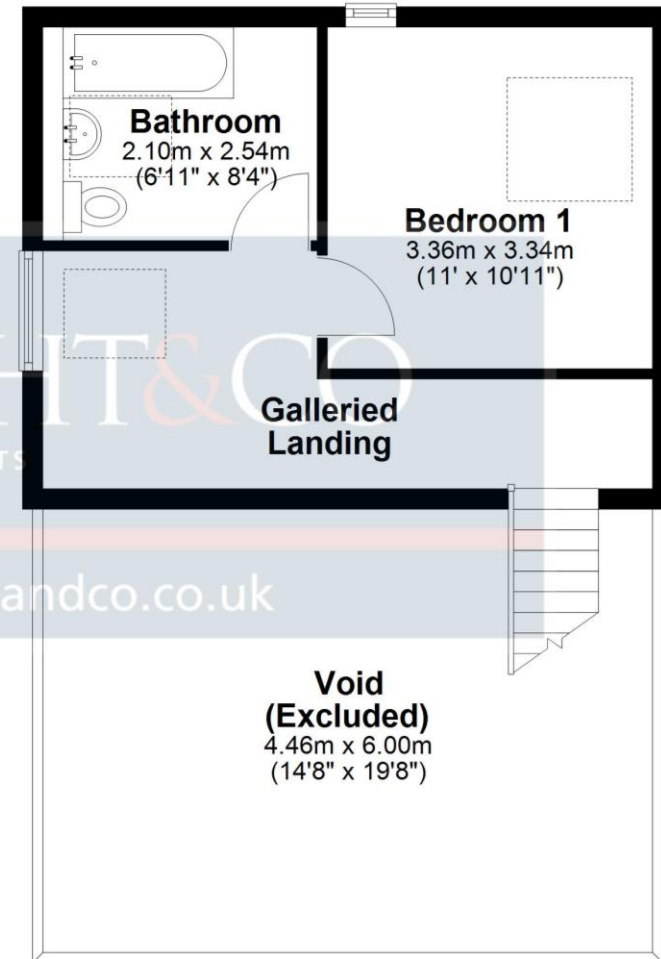
## Ground Floor

Approx. 70.8 sq. metres (761.7 sq. feet)



## First Floor

Approx. 26.9 sq. metres (289.5 sq. feet)



Total area: approx. 97.7 sq. metres (1051.2 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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