



7 Silver Row, Wendens Ambo  
CB11 4JW



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# 7 Silver Row

Wendens Ambo | Essex | CB11 4JW

Guide Price £700,000

- A historic five-bedroom, Grade II listed cottage
- Beautifully renovated throughout by the current owners
- Four reception rooms
- Stunning four-piece family bathroom
- Off road parking and west facing garden
- Within walking distance of mainline train station

## The Property

A charming and rarely available five-bedroom, Grade II listed period home which seamlessly blends character charm with modern living. Set within an idyllic row of historic cottages, 7 Silver Row is a beautifully presented residence boasting generous proportions, versatile accommodation, and a wealth of original features. Benefiting from off road parking, good size garden and within walking distance to the mainline train station.

## The Setting

Silver row is a peaceful no through road located on the outskirts of Wendens Ambo, a charming small village with a Church and popular village inn. The market town of Saffron Walden is 2 miles distant and provides an excellent range of shopping, schooling and recreational facilities, including a leisure centre with swimming pool. Audley End mainline station (150 meters from the property) offers trains into London Tottenham Hale and Stansted Airport in 35 and 15 minutes respectively. The M11 access point (Junction 9 Stump Cross - south only) is 4 miles to the north. The village also has a Pre School Ofsted Outstanding and offers catchment to popular primary and secondary schools in Saffron Walden.

## The Accommodation

In detail the property comprises a welcoming entrance hallway opening to a family room, complete with a feature fireplace with log burner and exposed beams, evoking a sense of warmth and heritage. The family room has open studwork leading into a generous, dual aspect sitting room with stairs leading to the first floor. A useful utility room benefits from a door to a third reception room currently utilised as a study with window and door to front aspect, perfect for home working, a sliding door with stairs leading down to the large basement and personal door onto the attractive garden. The kitchen is filled with natural light from two windows overlooking the garden and is fitted a range of base level units with wooden work surface and ceramic sink unit incorporated. There is an integrated induction hob with extractor fan over and space and plumbing for appliances. There is an inner hallway where a door leads into the wonderful dual aspect sitting room ideal for both entertaining and day-to-day family life, W.C and stairs rising to a triple aspect double bedroom.





The first-floor landing has doors to four bedrooms, each exuding charm with exposed timbers and cottage-style windows. A stunning family bathroom serves this floor comprising a walk-in shower, freestanding bath, W.C, wash hand basin and heated towel rail.

### Outside

The cottage enjoys a block paved driveway to one side providing off road parking for two/three vehicles. A charming picket fence and gate opens into the mature west facing garden. Mainly laid to lawn with established trees and shrub borders. In addition, to the front of the property is a limestone chipped garden providing an ideal space for outdoor dining and a BBQ area.

### Services

Mains electric and water are connected. Private drainage via a cesspit. Oil fired central heating. Ultrafast broadband is available and mobile signal is good.



**Tenure** – Freehold

**Property Type** – End of terrace

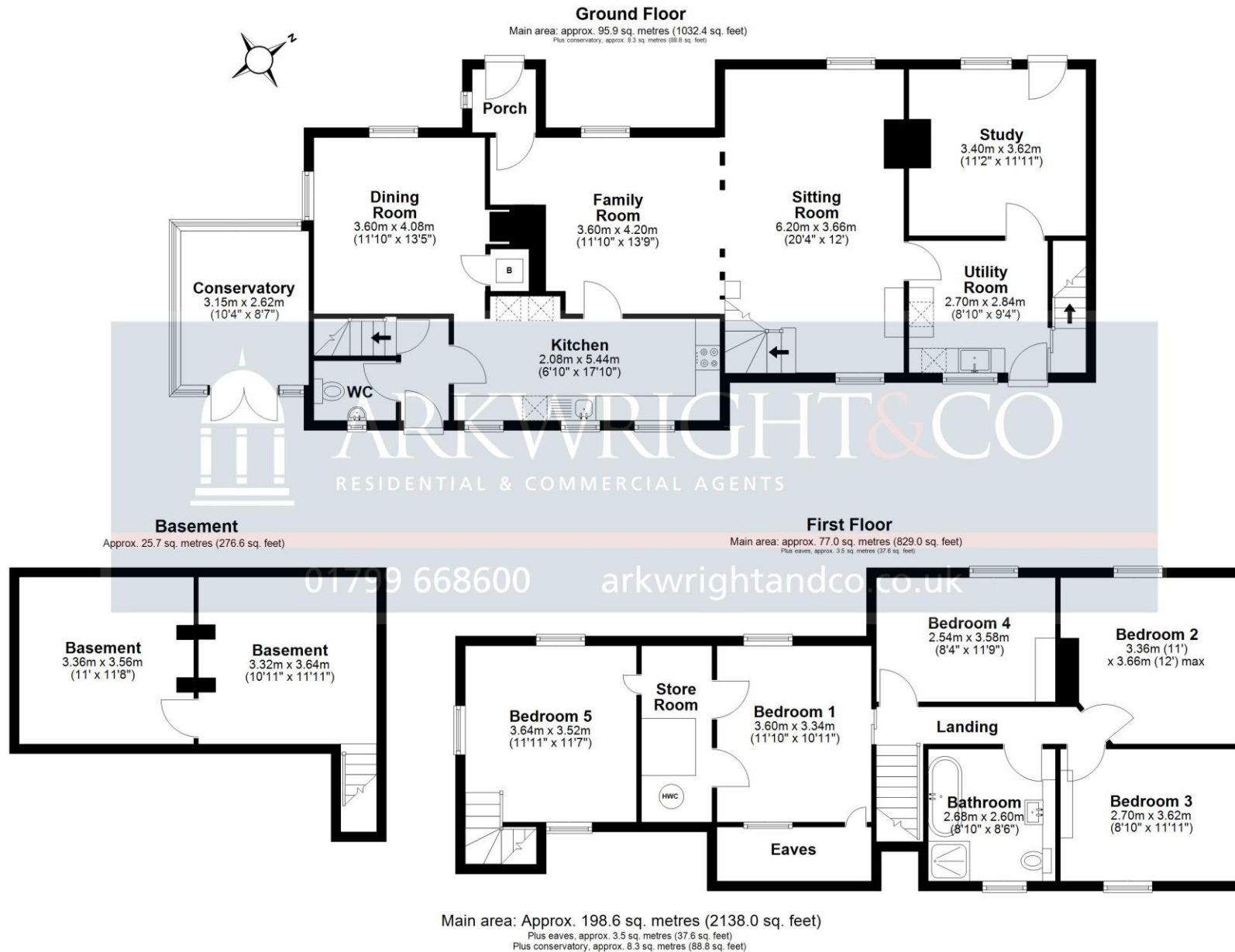
**Property Construction** – Timber-framed and plastered house with late C18 or early C19 external features.

**Local Authority** – Uttlesford District Council

**Council Tax**– 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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