



Gramaur Cottage, Carmen Street  
CB10 1NR



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# Gramaur Cottage

Carmen Street | Great Chesterford | CB10 1NR

Guide Price £350,000

- An attractive two-bedroom period property
- Boasting character features throughout
- Beautifully presented accommodation
- Open plan living/dining room
- First floor bathroom
- Attractive enclosed garden
- Located in the heart of the village within walking distance of amenities and mainline train station

## The Property

A superb two-bedroom end terrace cottage set on an elevated position on the high street of this desirable village. The cottage has been beautifully maintained by the current owners and benefits from an attractive enclosed garden.

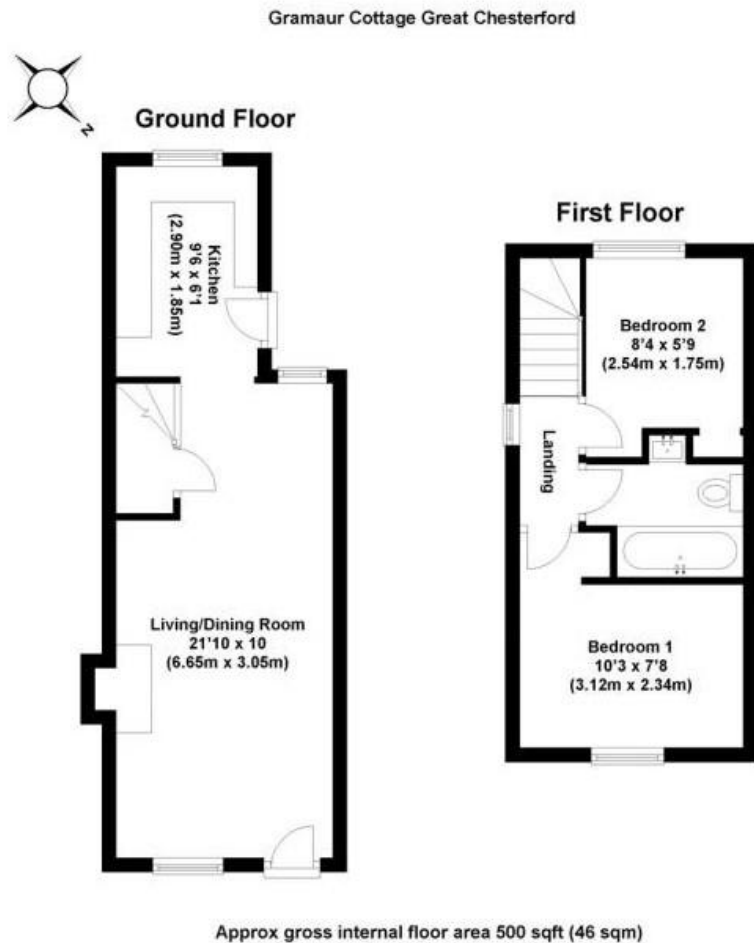
## The Setting

The property is ideally located in the heart of the village and is well situated for those needing to commute, with easy access to mainline railway stations into London Liverpool Street and Cambridge, and excellent road links via the A11 and M11, Stansted Airport, the M25 and London. The village has a thriving local community and excellent amenities including a primary school, doctor's surgery, two public houses, a hotel, and a very good shop/bakery selling locally sourced meat, fish and vegetables, as well as delicatessen/store cupboard produce. The picturesque market town of Saffron Walden is only 4 miles away offering a wide range of shops, cafes and restaurants, and Cambridge, Addenbrooke's Hospital and the high-tech industries are all just a short distance away. There is excellent secondary schooling in the area, including Newport Grammar and Saffron Walden County High, as well as the many renowned independent schools in Cambridge. A local bus service runs daily to Cambridge and Saffron Walden.

## The Accommodation

In detail the property comprises on the ground floor of a spacious, light-filled lounge/dining room, with attractive exposed timbers and a cast iron log burner for cosy winter evenings. The painted concrete floor lends a touch of modern simplicity, while a columned radiator ensures warmth throughout the seasons. Sunlight streams through the front window, illuminating the room and highlighting the tasteful décor.





The refitted kitchen, a testament to practical elegance, boasts a matching range of units with butler sink and space and plumbing for appliances, seamlessly blending functionality with style. A cupboard discreetly houses the Baxi gas central heating boiler.

Ascend the stairs to the first floor, where two inviting bedrooms await. The principal bedroom, with stripped and painted wood floor and shelved wardrobe recess benefits from a window to front aspect. The second bedroom is good size room with window to rear aspect. The refitted bathroom, features a contemporary white suite, including a panelled bath with a rainfall shower over, W.C and wash hand basin.

### Outside

A very private and enclosed rear garden with slate chipped path and stone steps up to the artificial lawned area and stone terrace at the rear.

### Services

Mains gas, electric, water and drainage are connected. Ultrafast broadband is connected, and mobile signal is good.

**Tenure** – Freehold

**Property Type** – End - terrace

**Property Construction** – Please confirm

**Local Authority** – Uttlesford District Council – Band A





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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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