



Lavenham House, 5 Clays Meadow
CB11 4TX



ARKWRIGHT & CO
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Lavenham House

5 Clays Meadow | Littlebury | CB11 4TX

Guide Price £1,395,000

- Extremely well-proportioned family home
- Extending to approximately 4,149 sqft
- Six bedrooms, three bathrooms
- Three reception rooms
- Fitted kitchen and separate utility room
- Generous plot extending to 1/3 of an acre
- Ample off-road parking, detached garage
- Attractive gardens
- Exclusive development on the edge of the village
- Ideally located for ease of access to Saffron Walden and Audley End Railway Station

The Property

A substantial and impressive six-bedroom, three bathroom detached family home located within a quiet cul de sac. The property is set in a well-established plot of approximately a third of an acre, within a sought-after village with triple garage, ample off-road parking and rear garden.

The Setting

Lavenham House is situated off Strethall Road, close to the centre of Littlebury, a sought-after village close to the Cambridgeshire border. In the centre of the village is pub restaurant (currently closed) and the Parish Church. In nearby Saffron Walden, just 1.6 miles away, there is an excellent range of day-to-day shopping and leisure facilities. These include a Waitrose supermarket, a vast array of clubs and societies, a leisure centre and gyms, and amenities for use by the whole community.

The Saffron Walden County High School complex includes Saffron Screen, a local cinema and Saffron Hall which stages a wide variety of musical and theatrical events. There are also a good range of primary and secondary schools including independent schools Dame Bradbury's and The Friends' School. A wider selection of shopping, cultural and recreational facilities are to be found in Cambridge, with a greater selection of independent schooling for all ages.

For the commuter, Audley End mainline station is 2.4 miles with trains to London Liverpool Street from 51 minutes, and Cambridge from 18 minutes. There is also a station at nearby Gt Chesterford. The M11 (Jn 9 southbound only) is some 3.7 miles.





The Accommodation

Lavenham House, a substantial six-bedroom detached residence, presents an exceptional sense of space and light within a peaceful cul-de-sac, just moments from the historic market town of Saffron Walden. Set on a generous third-of-an-acre plot, this property, thoughtfully designed and constructed by renowned local builder John Brown in the late 1980s, offers a remarkable balance of expansive living areas and tranquil village charm.

Upon entering, the grand entrance hall immediately impresses with its soaring ceilings and abundance of natural light, streaming through large windows and illuminating the impressive central staircase. The expansive living room, bathed in light from a wide bay window, provides a truly spacious setting for family gatherings and entertaining. Double doors open seamlessly into the adjoining family room, where generous proportions and a feature fireplace create an inviting, yet airy atmosphere. French doors lead effortlessly to the rear garden, extending the living space outdoors. The dining room, also designed with ample space and light in mind, flows naturally into the large, open-plan kitchen/breakfast room – a bright and functional hub for daily life. Fitted with a range of base and eye level units, space for electric range



style cooker, extractor over, space and plumbing for dishwasher, freestanding fridge freezer, sink, central island, double glazed window to the rear and side aspects. A well-proportioned utility/boot room adds further practical space.

Ascending the staircase, the galleried landing, illuminated by dual windows, leads to six generously sized bedrooms. The principal bedroom suite, a haven of light and space, features a private en-suite bathroom. Bedroom two also benefits from an en-suite bathroom, adding further convenience. Each of the remaining bedrooms offers substantial proportions and natural light, served by a well-appointed family bathroom.

Outside

A sweeping gravel driveway leads to a detached garage and a versatile studio which is currently utilized as a gym, providing ample storage and flexible space. The expansive rear garden, predominantly laid to lawn, offers a wonderful, enclosed space with a paved terrace providing an ideal setting for al fresco dining. Mature trees and shrubs border the garden, creating a sense of privacy and seclusion, enhancing the feeling of spaciousness and tranquility. Lavenham House presents a unique opportunity to enjoy a home of exceptional proportions, bathed in natural light, within a desirable village setting near Saffron Walden.

Services

Mains electric, water and drainage are connected. Heating is oil fired. Ultrafast broadband is available and mobile signal is likely.

Tenure - Freehold

Property Type – Detached

Local Authority – Uttlesford District Council

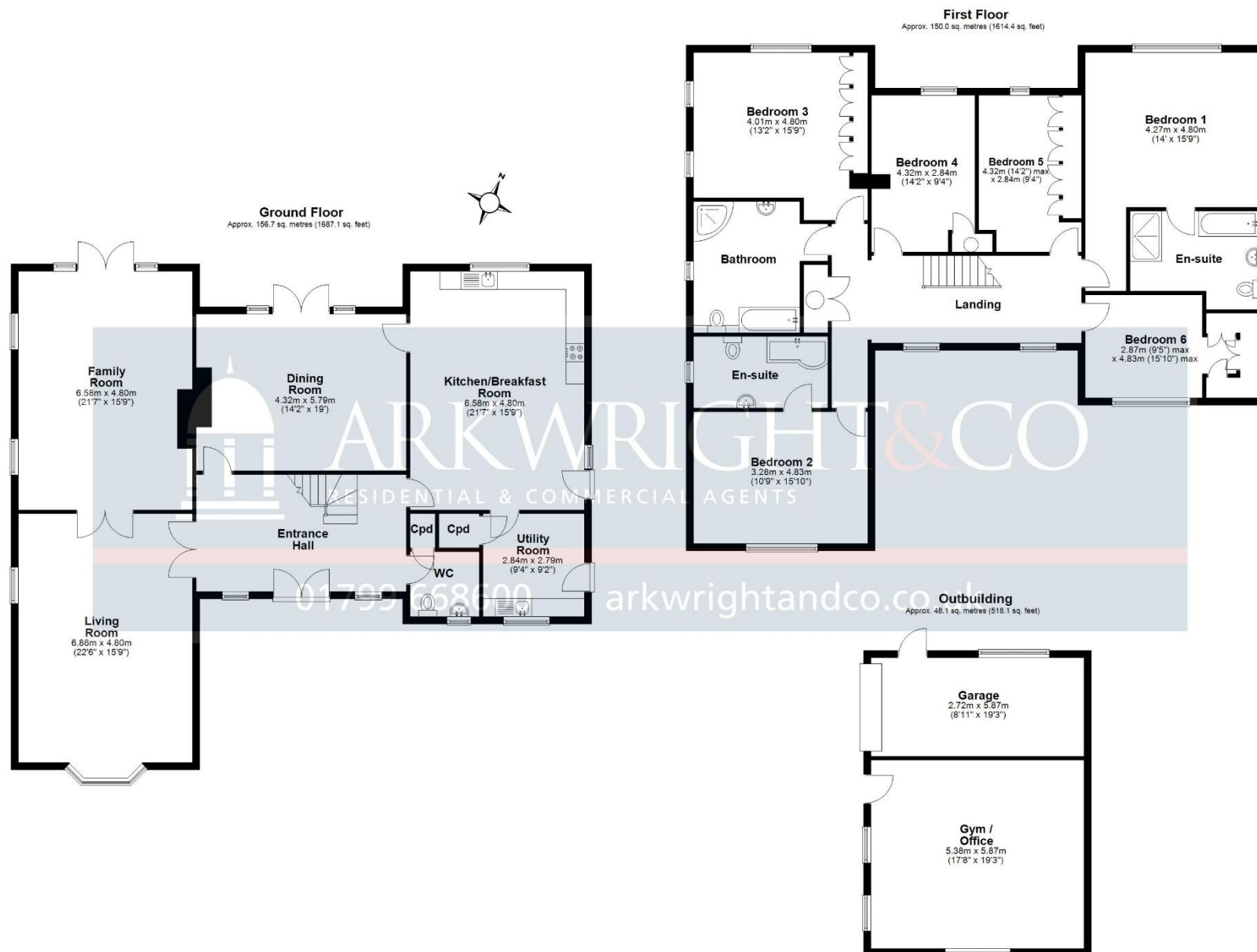
Council Tax – G

EPC – D









Total area: approx. 354.9 sq. metres (3819.6 sq. feet)

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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