



Old Pottery House, Cambridge Road
CB11 3XQ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Old Pottery House

Cambridge Road | Quendon | CB11 3XQ

Guide Price £750,000

- A beautifully presented four/five-bedroom, three-bathroom, semi-detached home with accommodation extending to 2,925 sqft
- Off road parking for two vehicles
- Established rear garden
- Plethora of characters features throughout
- Sizeable cellar
- Three generous reception rooms
- Located in the heart of the village
- Kitchen and separate utility room
- Well located for Stansted Mountfitchet train station, 3.2 miles with regular direct services to London Liverpool Street in under 45 minutes'
- Wonderful principal bedroom suite with dressing area and ensuite shower room

The Property

A charming and substantial four-bedroom, three-bathroom semi-detached period home set within the heart of Quendon offering approximately 2,925 sq. ft. of versatile accommodation across three floors, including a cellar. This delightful property is rich in character, boasting a wealth of original features, including exposed beams and timbers, impressive brick fireplaces, and original flooring in parts. Enjoying two off road parking spaces and an attractive rear garden.

The Setting

Quendon is a popular Essex village situated broadly equidistant between the market town of Bishop's Stortford (6 miles) and Saffron Walden (6 miles). The larger villages of Stansted and Newport, both about 3 miles distant provide a range of facilities, including schools, shops etc. Key stage 1 & 2 school can also be found at Rickling Green (approx. 0.4 miles car/500m on foot). Secondary schools can be found in Newport (Joyce Franklin Academy & Saffron Walden County High School) Bishop's Stortford provides a more comprehensive range of amenities. Mainline railway stations can be found at Newport, Stansted, Audley End (Wendens Ambo) and Bishop's Stortford with regular services to London (Liverpool St). Access to the M11 is on the outskirts of Bishop's Stortford.

The Accommodation

In detail the front door opens into the older part of the property which is timber framed with open studwork, stairs rising to the first floor and there are two reception rooms either side. One being a wonderful sitting room with red brick fireplace and bay window overlooking the street scene and to the left is a formal dining room with exposed brick





fireplace and bay window to front aspect. From the dining room, an inner hallway leads into the kitchen/breakfast room with further door giving access to steps down to the basement. The kitchen is fitted with a two-tone range of eye and base level units with work surface over and sink unit incorporated. Appliances include a double oven, four-burner gas hob with extraction fan over and there is space for a dishwasher and fridge-freezer. A door from the kitchen leads into a sizeable, secure lean-to/boot/store room with windows looking through into kitchen, doors to both the front and rear, and in turn gives access to a separate utility/cloakroom and a further store room with door to outside. To the rear of the property is a generous, third reception room filled with natural light from a window and double doors leading to the rear garden.

The first-floor landing provides access to three of the bedrooms, family shower room, family bathroom and has stairs rising to the second floor. The principal bedroom is a double room with window overlooking the garden and an opening leads to a dressing area with door to ensuite. Comprising double shower enclosure, W.C and wash hand basin. Bedroom three is a double room with window to front aspect and open studwork to a dressing area. A fourth double room has a



window to front aspect. A good sized study sits to one side but could be used as a further bedroom if required and provides access to the large loft space.

The family bathroom comprises panelled bath with shower attachment, W.C, wash hand basin and heated towel rail. A separate shower room comprises shower enclosure, W.C, wash hand basin, heated towel rail and additional access to the large loft space.

From the landing, stairs rise to the second floor where you will find bedroom two, a versatile space with dual aspect windows and many exposed beams and timbers.

Outside

The property enjoys a mature rear garden, measuring approximately 70ft deep x 37ft wide > 27ft laid mainly to lawn with a variety of established plants, shrubs, and natural wild areas, all enclosed by close-boarded fencing and mature hedging to the rear boundary. Adjacent to the property is a paved terrace, enclosed by a low brick wall, creating an ideal setting for outdoor entertaining and alfresco dining.

To the front of the property there is off-street parking for two vehicles, located adjacent to the neighboring property along the left-hand boundary.

Services

Mains electric and water are connected. Gas fired central heating. Private drainage system connected. Ultrafast broadband is available and mobile signal is likely.

Tenure — Freehold

Property Type — Semi-detached

Property Construction — Part timber, part brick with tiled roof

Local Authority — Uttlesford District Council

Council Tax — E

EPC — C

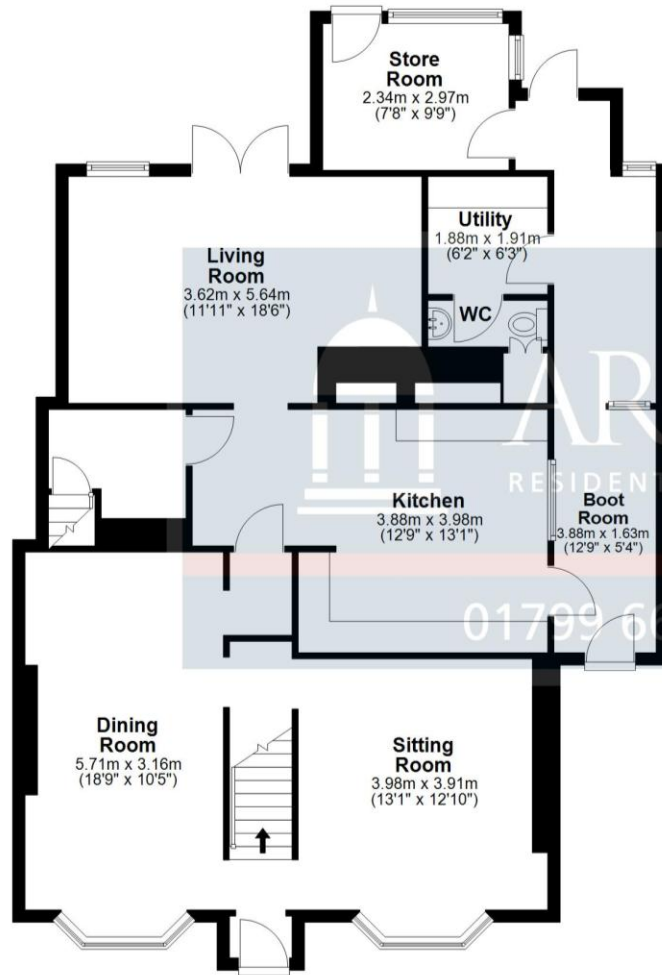






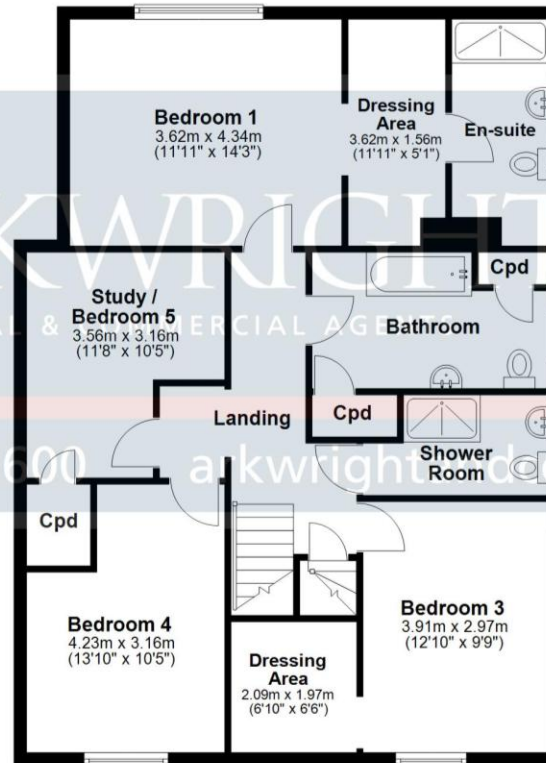
Ground Floor

Approx. 117.5 sq. metres (1264.3 sq. feet)



First Floor

Approx. 94.9 sq. metres (1021.2 sq. feet)



Second Floor

Main area: approx. 30.2 sq. metres (325.4 sq. feet)
Plus cellar, approx. 31.7 sq. metres (341.1 sq. feet)



Main area: Approx. 242.6 sq. metres (2610.8 sq. feet)

Plus cellar, approx. 31.7 sq. metres (341.1 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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