



The Clays, Arkesden Road  
CB11 4QU



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# The Clays

Arkesden Road | Clavering | CB11 4QU

## Offers Over £750,000

- A well-proportioned four-bedroom, two bathroom detached character home
- Improved and upgraded by the current owners, offering beautifully presented accommodation throughout
- Three reception rooms
- Superb kitchen/breakfast room with bi folding doors onto the garden
- Ground floor bedroom with ensuite
- Three bedrooms to the first floor with luxury family bathroom
- Attractive, established rear garden with detached studio
- Ample off-road parking
- Offered with no upward chain

### The Property

A charming four-bedroom, two-bathroom detached residence, set within easy reach of the village centre and its excellent range of amenities. The property has been the subject of a thoughtful and considered programme of improvements during the current owners' tenure, successfully marrying the charm and character of its period origins with a range of high-quality, contemporary finishes – creating a stylish yet comfortable living environment, ideally suited to modern village life with off road parking, mature gardens, countryside views and offered with no upward chain.

### The Setting

The property is situated in the village of Clavering, one of northwest Essex's most sought-after villages. Clavering provides an excellent range of amenities including the well regarded Clavering Primary School, beautiful parish church, large supermarket/post office and 2 public houses, picturesque cricket pitch and a village hall with an award-winning recreational ground with a playing field, children's playground, 2 tennis courts and a bowls club. The market towns of Bishop's Stortford and Saffron Walden are approximately 8 and 6.5 miles respectively, both offering multiple shopping facilities, schooling for all ages and a wealth of sporting facilities.

### The Accommodation

In detail the front door opens into a shallow entrance hall with built-in storage cupboards to either side, leading through to a most welcoming dining area with exposed brick flooring and a wealth of original timbers. Stairs rise to the first floor,





while the room opens into a delightful snug – a cosy space with dual-aspect windows, bespoke fitted book shelving and further exposed beams, providing an inviting retreat. Also located on the ground floor is bedroom four, a versatile room with an attractive herringbone-laid wooden floor, window to the side and an en suite shower room. Currently used as a home office, this room offers an ideal setting for those working remotely or in need of additional guest accommodation.

The kitchen/breakfast room has been thoughtfully refitted and remodelled, now offering an extensive range of bespoke cabinetry in a soft, light finish complemented by dark granite worktops, a classic butler sink and part-timbered ceiling. There is space for a Range-style cooker, integrated dishwasher, and the tiled flooring with underfloor heating adds both comfort and charm. Natural light is drawn in via two side windows and a set of bi-folding doors to the rear, which also frame a lovely aspect over the rear garden. To the front of the property, the sitting room centres around an impressive fireplace with inset wood-burning stove – a fine feature of the room – and double doors open through to a charming conservatory. This additional reception space offers an attractive outlook across the garden and enjoys direct access to the terrace beyond.



On the first floor, the landing leads to three further well-proportioned bedrooms and a beautifully re-fitted family bathroom. The bathroom is finished to an exceptional standard, featuring a four-piece suite comprising a freestanding bath, separate shower enclosure, WC, and wash hand basin. A window to the rear aspect provides natural light and a pleasant outlook over the garden and surrounding countryside



## Outside

A shared driveway leads to a gravelled parking area, offering ample space for several vehicles. The gardens lie predominantly to the rear of the property and extend to approximately 88ft in depth by 42ft in width.

Beautifully landscaped, the garden provides a delightful combination of formal and informal areas, with a paved terrace adjoining the rear of the house and a pea-shingled seating area – ideal for al fresco dining and summer entertaining. Beyond, the garden is laid mainly to lawn, interspersed with well-stocked borders, established shrubs and a variety of mature trees. A productive vegetable garden is thoughtfully arranged within raised planters.

To the rear, the garden enjoys a particularly attractive outlook over neighbouring paddock land, lending a wonderful sense of space and privacy.

## Services

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

Tenure – Freehold

Property Type - Detached

Property Construction – Part clunch, part timber framed with slate roof

Local Authority – Uttlesford District Council

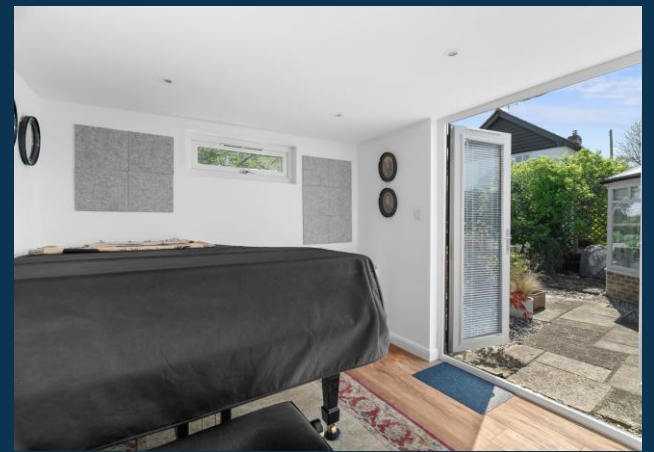
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EPC – D

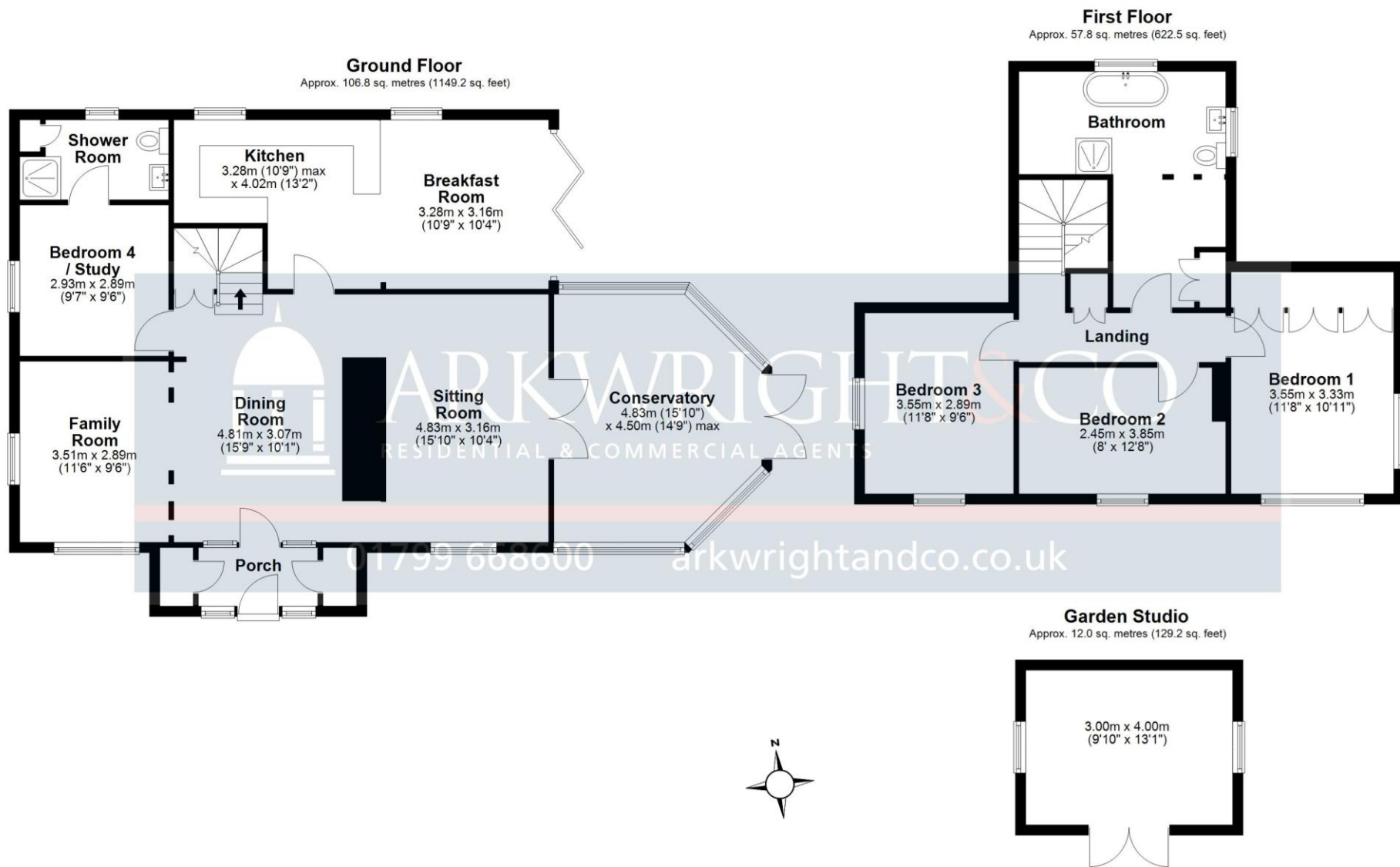












Total area: approx. 176.6 sq. metres (1900.9 sq. feet)

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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[info@arkwrightandco.co.uk](mailto:info@arkwrightandco.co.uk)  
[www.arkwrightandco.co.uk](http://www.arkwrightandco.co.uk)



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