



The Old Service Station, Henham Road  
CB11 3LZ



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# The Old Service Station

Henham Road | Debden Green | CB11 3LZ

## Offers Over £750,000

- A well proportioned four-bedroom, two bathroom detached family home built in 1999
- Generous living room with feature log burner
- Four receptions rooms
- Open plan kitchen/breakfast room with separate utility room
- Principal bedroom with ensuite
- Three further double bedrooms and four-piece family bathroom
- Detached double garage and off-road parking
- Established garden with countryside views

### The Property

A deceptively spacious and well-presented four double bedroom, two bathroom detached property with accommodation extending to 1801sqft. Benefitting from a detached double garage and mature rear garden.

### The Setting

Set amidst gently undulating countryside, Debden Green is a tranquil and unspoilt hamlet in north-west Essex, offering the best of rural living with convenient access to key transport links. Just a few miles south-east of the charming market town of Saffron Walden, this sought-after location is characterised by open farmland, quiet lanes, and a scattering of period homes and farmsteads that reflect the area's rich agricultural heritage. Residents enjoy a peaceful pace of life surrounded by nature, with excellent walking, cycling, and riding routes on the doorstep. The wider parish of Debden offers a strong sense of community, while nearby villages and Saffron Walden provide everyday amenities, independent shops, schools, and a vibrant calendar of local events. Debden Green is exceptionally well-connected with the M11 motorway is within easy reach, providing swift access to London, Cambridge, and Stansted Airport. Audley End Station (approx. 6 miles) offers fast and regular services to London Liverpool Street in under an hour and to Cambridge in around 20 minutes. London Stansted Airport is approximately 20 minutes by car, ideal for both domestic and international travel. The bus stop is two minutes' walk away with access to buses to Saffron Walden, local schools and Stansted Airport.

### The Accommodation

In detail the property comprises a welcoming reception hall which sets the tone for the property—light-filled and well-proportioned with under stair storage cupboard, cloakroom and doors to the adjoining rooms. The principal reception





room lies at the heart of the home, offering a generous living space with a striking exposed brick fireplace housing a log-burning stove—an inviting focal point. French doors open into a bright and versatile conservatory, seamlessly linking the interior with the garden beyond.

The kitchen/breakfast room is a particularly charming feature, combining practicality with character. Fitted with bespoke wooden cabinetry and solid oak worktops, it enjoys a warm, traditional feel, enhanced by an exposed brick wall and an electrically operated Electrickit AGA which is energy saving and controllable, providing both style and everyday functionality. There is an electric fan oven incorporated and space and plumbing for additional appliances. A large window offers attractive views over the garden and allows natural light to flood the space. Adjacent is a useful utility room, offering further storage and space for laundry appliances.

A study positioned to the front of the house provides a quiet and comfortable space for home working, while the separate dining room offers a more formal setting—ideal for entertaining family and guests.



The first-floor landing benefits from built in storage, access to the loft hatch with pull down ladder and doors to the adjoining rooms. The principal bedroom is a generous room enjoying views over the garden, built in storage and ensuite. Comprising shower enclosure, W.C and wash hand basin. Bedroom two is a double bedroom with window to rear aspect. A third double bedroom has a window to front aspect. The fourth double bedroom is filled with natural light from a Velux window and window to front aspect.

A generous four-piece family bathroom comprises corner bath, shower enclosure, W.C and wash hand basin.



## Outside

To the front, the property is approached via a driveway offering parking for several vehicles. In addition, there is a detached double garage, providing secure parking and useful storage space.

The garden is undoubtedly one of the standout features of this beautiful home, offering a private and tranquil setting that perfectly complements its rural surroundings with an expansive lawn bordered by mature hedging. Thoughtfully landscaped and immaculately maintained, it includes a large, raised decking area—ideal for al fresco dining, summer barbecues, or simply relaxing with a drink in hand. At its heart, a sunken hot tub invites you to unwind and soak in the picturesque countryside views, whatever the season. In addition, there are two timber sheds, one benefitting from light and power.

## Services

Mains electric, water and drainage are connected. Air source heat pump fired heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Detached

Property Construction – Brick built with tiled roof

Local Authority – Uttlesford District Council

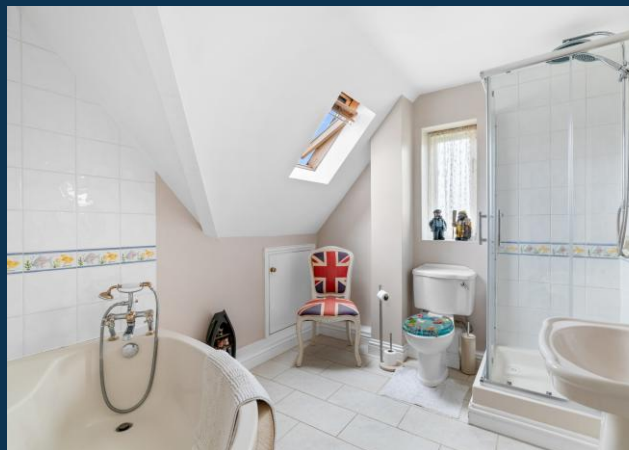
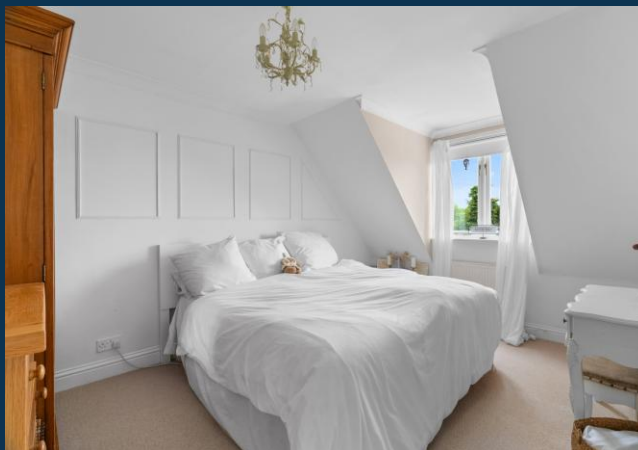
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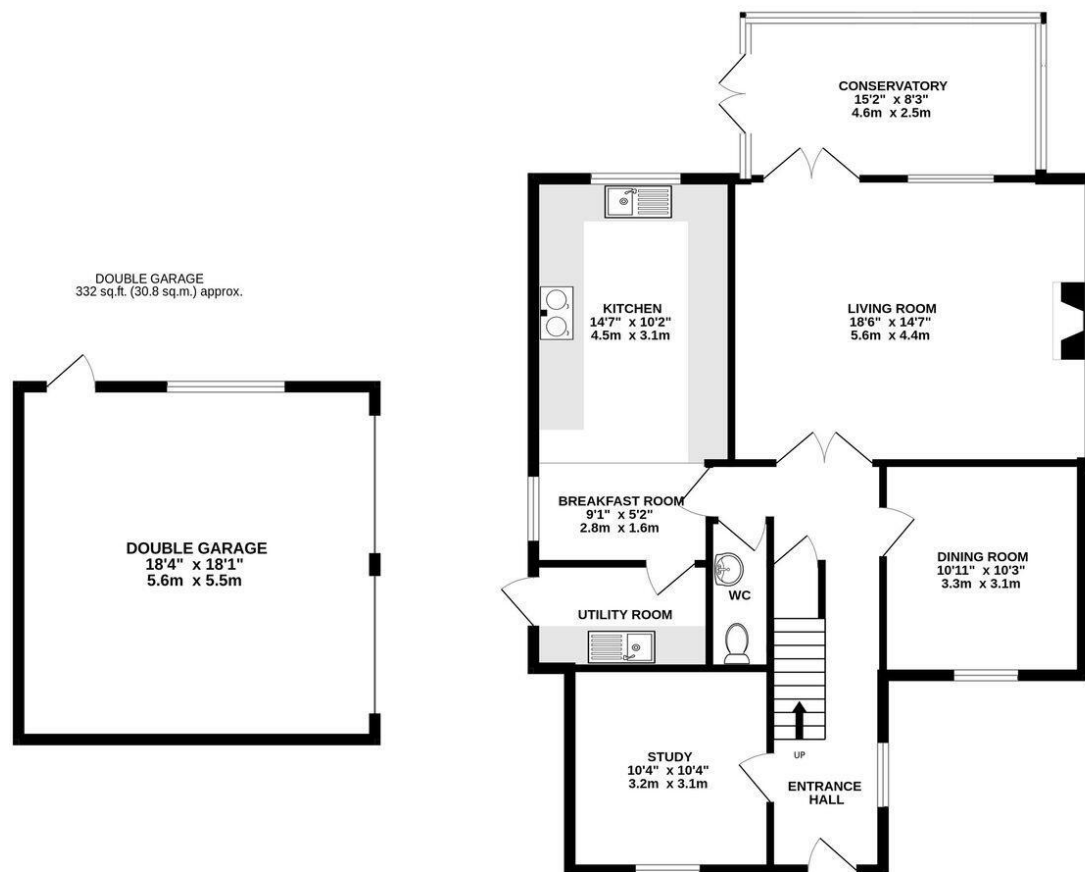




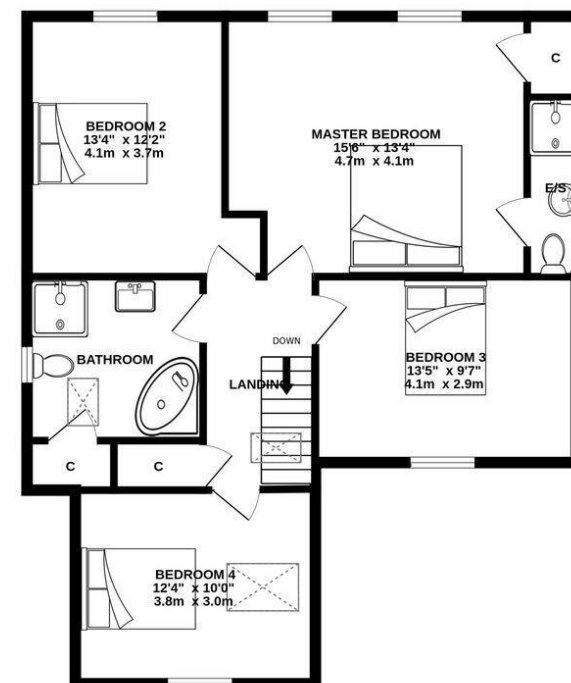




GROUND FLOOR  
1005 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR  
796 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 1801sq.ft. (167.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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