



Rose Cottage, Rickling Green
CB11 3YG



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Rose Cottage

Rickling Green | Essex | CB11 3YG

Guide Price £1,250,000

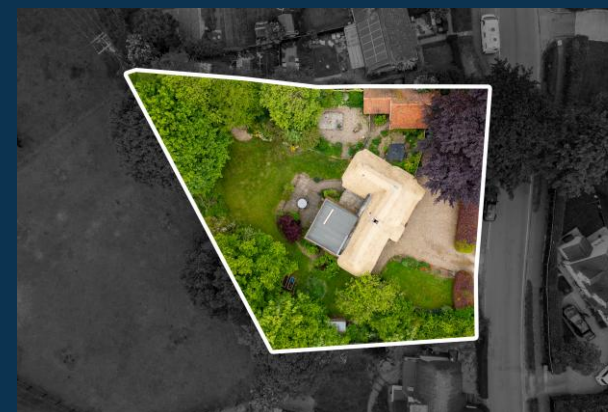
- A substantial four bedroom, two bathroom period home with accommodation extending to 2120 sqft
- Not listed with huge potential to renovate and remodel depending on requirements
- Three generous reception rooms
- Four double bedrooms
- Family bathroom and separate shower room
- Established plot extending to 0.31 of acre
- Ample off-road parking and detached double garage
- Wonderful countryside views
- Idyllic village location just a short walk from the village green
- Offered with no upward chain

The Property

A rarely available and truly wonderful, non-listed four bedroom detached family home providing well-proportioned accommodation extending to just under, combining a beautiful period feel and modern practicality. The property is ideally located, tucked away in the heart of the village and benefitting from an established plot extending to approximately 0.31 acres, detached double garage, ample off-road parking and offered with no upward chain.

The Setting

Rickling Green is a quintessential English village, set around a traditional village green and cricket pitch, offering a peaceful rural lifestyle with a strong sense of community. Surrounded by open countryside and charming period properties, the village embodies the best of North Essex living. Located approximately 6 miles south of the historic market town of Saffron Walden, residents benefit from easy access to a wide range of independent shops, restaurants, schools, and cultural attractions, including the renowned Audley End House and Gardens. For commuters and frequent travellers, Stansted Airport is just 9 miles away, providing convenient international travel and excellent transport connections via the M11 motorway and mainline rail services from nearby stations such as Newport or Audley End, offering direct links to London Liverpool Street and Cambridge. Rickling Green also features a well-regarded local pub, The Cricketers, and is within easy reach of several highly rated primary and secondary schools, making it an attractive choice for families and professionals alike seeking the perfect blend of country charm and accessibility.





The Accommodation

In detail the property comprises a welcoming entrance hall, leading through to a superbly appointed kitchen/breakfast room at the heart of the home. Fitted with a range of matching units and space and plumbing for appliances. Adjoining this is a spacious family room with views over the garden and sliding doors opening onto the patio, while a separate lounge offers a more formal entertaining space with generous proportions and feature inglenook fireplace. A third reception room currently arranged as a study provides flexibility for home working or an additional sitting area. A utility room and ground floor cloakroom complete the arrangement.

Upstairs, the principal bedroom is of impressive scale, enjoying a dual aspect and a range of fitted wardrobes. Three further bedrooms are arranged off a central landing, all of excellent proportions and served by a large family bathroom and an additional shower room.



Outside

To the front of the property is a sweeping gravel driveway providing ample off-road parking and access to the detached double garage. Plans have previously been approved for a single detached dwelling to be built within the grounds.

The wonderful, wrap around gardens are a particular feature of the property, predominantly laid to lawn with a variety of mature shrub and tree borders. In addition, there is a greenhouse, pond and timber shed. There is a patio area adjacent to the property providing an ideal space for outdoor entertaining.

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 – To be confirmed

Local Authority – Uttlesford District Council

Council Tax – G

EPC – E









Floor 0

Approximate total area⁽¹⁾

2120 ft²

197 m²

Reduced headroom

22 ft²

2 m²

(1) Excluding balconies and terraces

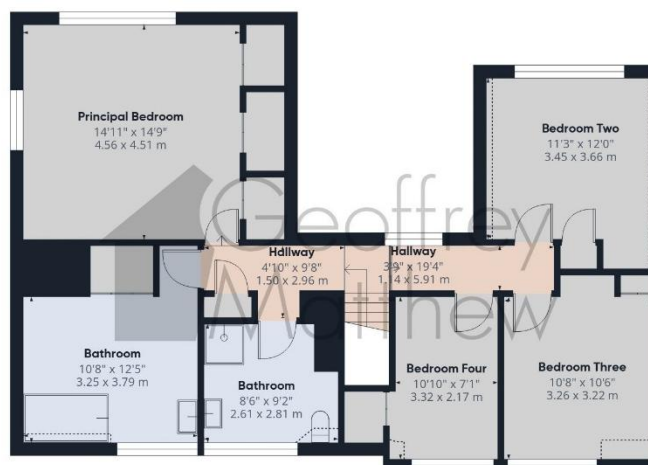
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

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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