



The Oaks, 6 Brands View
CB11 3US



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

The Oaks

6 Brands View | Wicken Bonhunt | CB11 3US

Guide Price £1,395,000

- An impressive five bedroom, three bathroom detached home built in 2024
- Accommodation extending to 3,115 sqft
- Superb open plan kitchen/dining/living area
- Generous sitting room and separate snug
- Principal bedroom suite with dressing area and en suite
- A further four double bedrooms, one with ensuite and a family bathroom
- Detached double garage with studio above and ample off-road parking
- Established plot approaching 0.38 acre
- Desirable village location with countryside views
- Offered with no upward chain

The Property

A stunning newly built five-bedroom, three bathroom detached property built by local renowned developers, The Wicken Group which has been finished to the highest standard throughout. The well-proportioned accommodation extends to approximately 3115sqft with uninterrupted countryside views, driveway and double garage with studio above. Offered with no upward chain.

The Setting

Wicken Bonhunt is a charming and tranquil village in north-west Essex, located approximately 5 miles west of Saffron Walden and well placed for access to Cambridge (around 30 minutes by car) and central London (just over an hour by train from nearby stations). The village offers a strong sense of community, centred around its historic St Margaret's Church and a popular pub serving Thai food and real ales. While amenities within the village are limited, residents benefit from a range of services and shops in nearby towns. Wicken Bonhunt is well connected by road, with the M11 accessible in around 10 minutes, and by rail via Newport (5 minutes' drive), Audley End (10 minutes), and Stansted Mountfitchet (15 minutes), offering direct train services—approximately 20 minutes to Cambridge and 55 minutes to London Liverpool Street. Several primary schools are within a 2-mile radius, and Joyce Frankland Academy in Newport provides local secondary education. Surrounded by picturesque countryside and home to the historic 11th-century Chapel of St Helen, the village offers a peaceful rural lifestyle with excellent travel links.





The Accommodation

In detail the front door sits beneath a canopied porch and opens into the impressive central hallway where an oak staircase rises to the first floor and a ground floor cloakroom sits off to one side. The generous sitting room looks out to the front featuring exposed timber beams and an inglenook fireplace with fitted stove. The second, dual aspect reception room sits to the rear of the property with views onto the garden. From the central hallway it opens into an expansive kitchen/dining/family room, forming one large open-plan living space. The beautiful shaker style kitchen is fitted with a range of quality units finished in contrasting shades complemented by quartz worktops and a large central island. There are a number of integrated appliances including full height fridge and freezer, twin ovens, dishwasher, wine cooler and Neff induction hob. The dining/ family area is a delightful space with two sets of double doors opening to the rear garden and windows along one side drawing in good amounts of natural light. A separate utility room provides further worktop and storage cupboards with additional appliance space and partly glazed door opening to outside.

The first-floor landing is filled with natural light from two sky lights, a range of built in storage, doors to the five double



bedrooms and the family bathroom. The superb principal suite is a substantial vaulted bedroom with views to the front aspect, a door leading into a dressing area and a door to ensuite. Comprising shower enclosure, W.C and wash hand basin. Bedroom two enjoys views over the rear garden with dressing room and en suite shower room. Comprising a free-standing wash hand basin, W.C and large shower enclosure. A third double room has a window to the rear aspect with views over the garden. Bedroom four is a double room with a range of built in wardrobe, Velux window and window to the front aspect. Bedroom five has a window to rear aspect.

The family bathroom comprises shower enclosure, panelled bath, W.C and wash hand basin.

Outside

The property is discreetly positioned beyond an attractively landscaped front garden, enclosed by a traditional post-and-rail fence. To one side, a generous block-paved driveway affords ample off-street parking for multiple vehicles and leads directly to a detached double garage. Equipped with an electric vehicle charging point and benefits from an internal staircase rising to a fully floored attic space, offering excellent, versatile accommodation with potential for conversion subject to necessary permissions.

To the rear, the gardens are of a particularly good size and enjoy a high degree of privacy and laid mainly to lawn with mature trees interspersed. A substantial paved terrace adjoins the rear elevation, bordered by a low brick wall, and provides an ideal setting for outdoor dining and 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 – Part timber, part brick with tiled roof

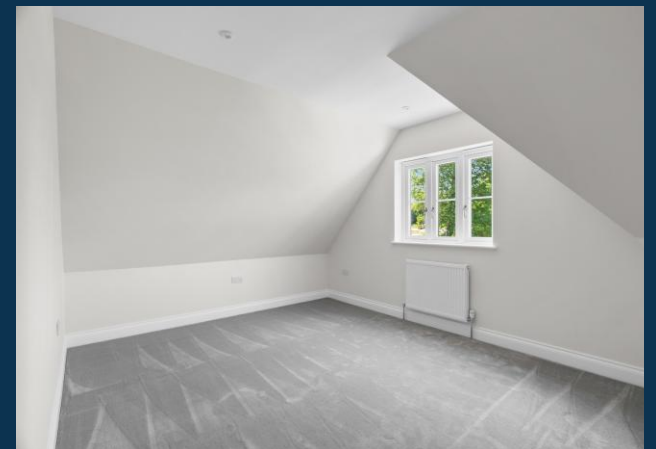
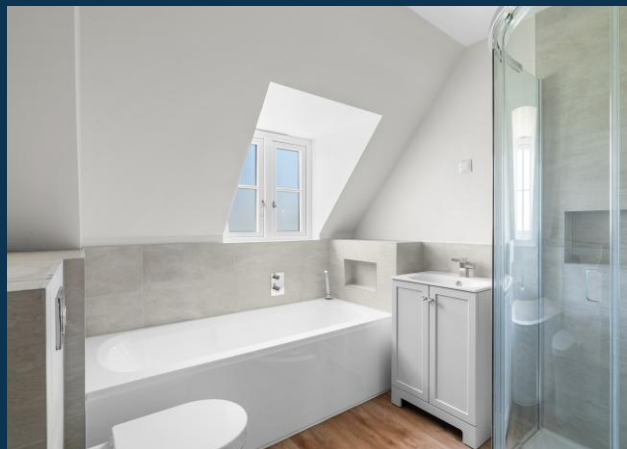
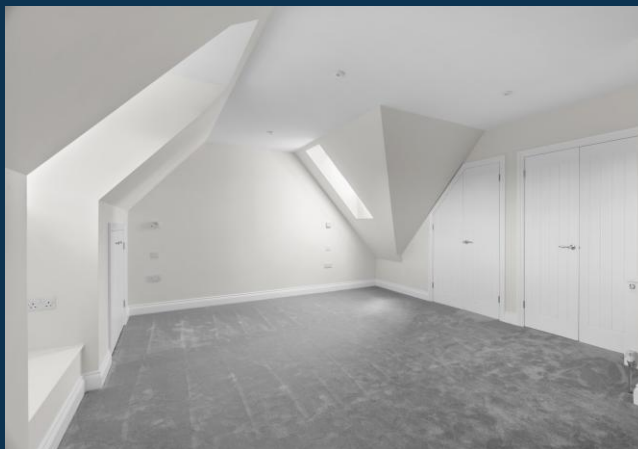
Local Authority – Uttlesford District Council

Council Tax – G

EPC – B









Total area: approx. 361.9 sq. metres (3895.0 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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