



9 Kents Yard, Littlebury
CB11 4XU



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

9 Kents Yard

Littlebury | Essex | CB11 4XU

Offers Over £700,000

- A superb four bedroom, two bathroom detached family home
- Stunning kitchen/dining/living are with vaulted ceiling
- Two reception rooms
- Principal bedroom with ensuite
- Detached double garage and off-road parking
- Attractive part walled, rear garden
- Countryside views
- Popular village location just a short drive from mainline train station

The Property

A beautifully presented and thoughtfully extended four-bedroom, two bathroom detached residence, set within attractive walled gardens and enjoying open views across neighbouring paddocks. The property forms part of a highly regarded development in this ever-popular village. Ideally positioned within easy reach of Saffron Walden and benefitting from excellent access to nearby transport links.

The Setting

Kents Yard is a small, private development in the charming village of Littlebury, nestled in north-west Essex just 1.5 miles from Saffron Walden and around 12 miles from Cambridge. Local amenities include the historic Holy Trinity Church, nearby schools such as St Mary's C of E Primary and the highly regarded Saffron Walden County High School, and proximity to the River Cam and Audley End House. Transport links are excellent: Audley End station (2.1 miles away) provides direct train services to London Liverpool Street in approximately 55 minutes and to Cambridge in just 15 minutes. By car, central Cambridge is about 30 minutes away via the A11, and London can be reached in around 75 minutes via the M11.

The Accommodation

Upon entering the property, a useful entrance porch leads into a welcoming hallway with a cloakroom and stairs rising to the first floor. The sitting room lies to the front of the house, a generously proportioned space centred around a red brick fireplace with log burner and framed by a bay window drawing in natural light. A separate family room opens onto the rear garden via double doors, providing flexible space for everyday living or entertaining. To the front, a study offers a quiet and practical workspace and views to the village street. The stunning kitchen is fitted with an extensive range of shaker style units, integrated appliances including an induction hob, fridge, freezer, washing machine, dishwasher and built-in oven. Adjoining this is a magnificent, vaulted dining room, a standout feature of the home, with skylights and





bi-folding doors opening to the rear garden — flooding the space with light and offering an ideal setting for family gatherings.

Upstairs, the landing provides access to the loft and an airing cupboard housing the hot water cylinder. The principal bedroom enjoys fitted wardrobes and a smart en-suite shower room, while three further bedrooms — two with built-in wardrobes — offer comfortable and well-proportioned accommodation. A family bathroom completes the first floor, fitted with a white suite and shower over bath. Many rooms enjoy pleasant views over the garden and adjoining paddocks.

Outside

The property is approached via a block-paved driveway providing off-road parking for up to three vehicles and giving access to a generous double garage. Fitted with twin sets of double doors, power and lighting are connected. To the rear, the garden is enclosed by a charming flint wall and panel fencing making it a particularly attractive feature of the



home — laid mainly to lawn with well-stocked flowerbeds, mature shrubs, and a variety of trees creating year-round interest. A timber garden shed offers useful storage.

Services

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

Tenure — Freehold

Property Type — Detached

Property Construction — Brick with tiled roof

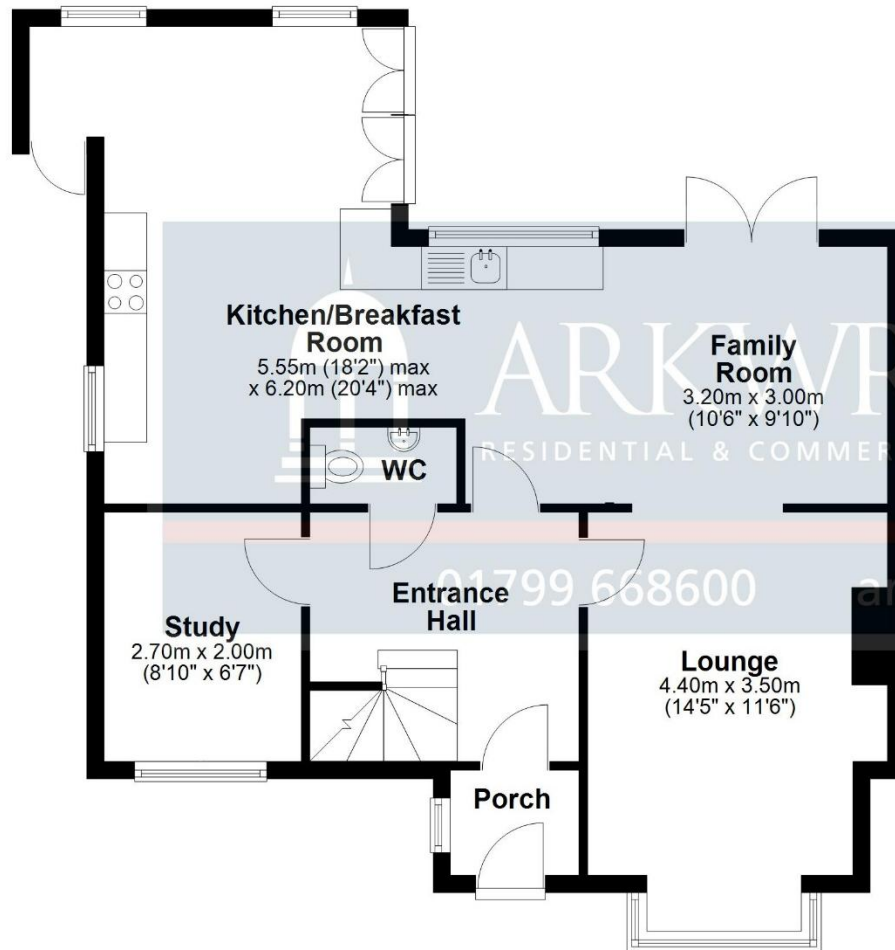
Local Authority — Uttlesford District Council

Council Tax— F



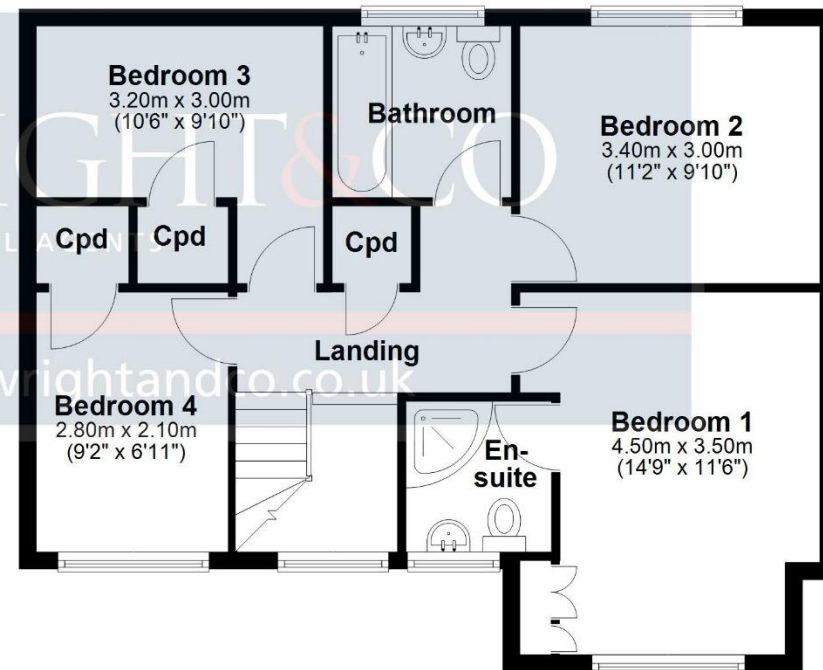
Ground Floor

Approx. 73.0 sq. metres (785.8 sq. feet)



First Floor

Approx. 57.8 sq. metres (622.6 sq. feet)



Total area: approx. 130.8 sq. metres (1408.4 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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