



3 Engleric, Chrishall
SG8 8QZ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

3 Engleric

Chrishall | Essex | SG8 8QZ

Guide Price £750,000

- A rarely available four-bedroom, two-bathroom detached property
- Triple aspect sitting room
- Kitchen with separate utility room
- Ground floor shower room
- Four double bedrooms and first floor bathroom
- Detached double garage and off-road parking
- Wrap around gardens with uninterrupted countryside views and easy access to footpaths across the fields to the rear
- For the commuter, the house is conveniently located for access to main line train stations Audley End (Liverpool St) & Royston (Kings Cross).

The Property

A well-proportioned four-bedroom, two bathroom detached family home, occupying a generous, South East corner plot within this well-established cul de sac and enjoying stunning countryside views to the rear. Benefitting from a detached double garage and off-road parking.

The Setting

Chrishall is a picturesque and historic village located at the highest point in Essex, offering a peaceful rural setting with a strong sense of community. Despite its secluded feel, it boasts a surprising level of connectivity, with convenient access to the M11, A10, and A1 for swift travel to Cambridge, London, and Stansted Airport. Mainline train services are available from nearby Royston and Audley End stations. The village is well-equipped with essential amenities, including a well-regarded primary school, pre-school, playground, sports field, and a community-run village hall. The 12th-century Holy Trinity Church and the historic Red Cow pub add to its charm, while scenic footpaths like the Icknield Way and Essex Way appeal to walkers and nature lovers.

The Accommodation

The property opens into a spacious entrance hall with stairs rising to the first floor and doors to the adjoining rooms. A generous triple-aspect sitting room is filled with natural light and French doors opening to the rear garden. A formal dining room lies adjacent, offering a perfect space for entertaining with views onto the garden. The kitchen is fitted with a range of matching units with a central island flows into a practical utility room with garden access. A ground floor shower room completes the downstairs accommodation, providing additional convenience for guests or busy family life.





Upstairs, the first-floor accommodation is arranged around a generous landing and offers four bedrooms and a family bathroom. Bedroom one is a spacious double positioned at the rear of the house, enjoying an abundance of natural light and fitted wardrobes. Bedroom two is another comfortable double and is situated to the front. Bedroom three, also a double room, sits at the front of the property and would serve equally well as a guest bedroom, nursery, or dedicated study. Bedroom four is a double bedroom with an outlook over the garden and beyond and includes a built-in storage cupboard. The family bathroom comprises a panelled bath with shower attachment over, W.C and wash hand basin.

Outside

The property is complemented by a detached double garage with driveway parking to the front. The mature rear garden is laid mainly to lawn with well-stocked borders, raised vegetable beds and a variety of shrubs and trees, creating a private and inviting outdoor space.



Services

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

Tenure – Freehold

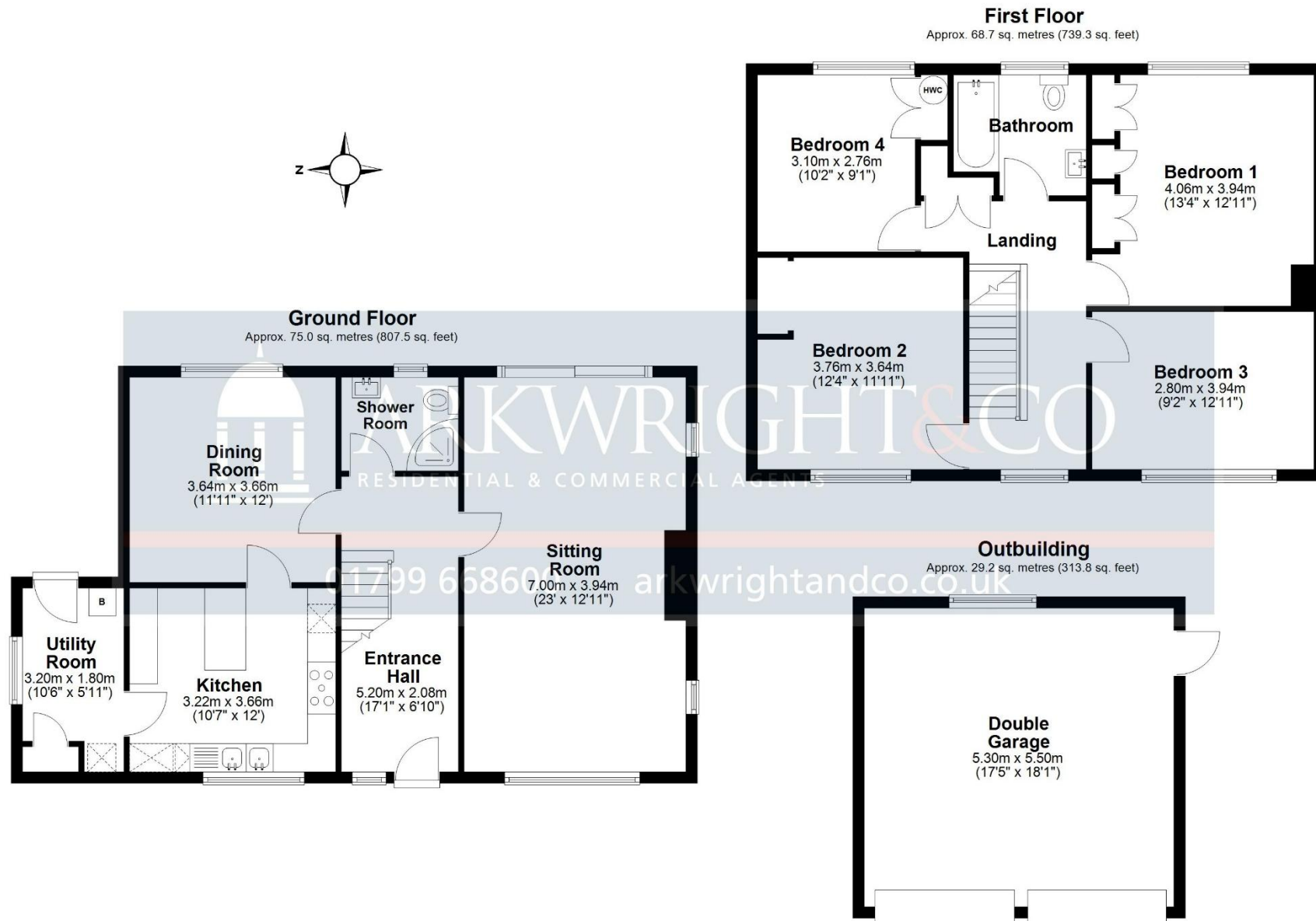
Property Type – Detached

Property Construction – Brick with tiled roof

Local Authority – Uttlesford District Council

Council Tax – E





Total area: approx. 172.8 sq. metres (1860.5 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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