



Hornbeams, Royston Road
CB11 4JY



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Hornbeams

Royston Road | Wendens Ambo | CB11 4JY

Guide Price £850,000

- A spacious and versatile detached family home
- Over 1,855 sq ft of well-balanced accommodation
- Three beautifully light reception rooms in including elegant sitting room with French doors to the garden
- Dual-aspect dining room flowing into a modern kitchen
- Dedicated study and flexible fifth bedroom/family room
- Four well-proportioned first floor bedrooms
- Principal suite with built-in storage and en suite shower room
- Generous, mature plot with gated driveway with ample parking and car port, secluded rear garden

The Property

A well-proportioned 4/5 bedroom, three bathroom detached family home on a good size plot, enjoying ample off-road parking and ideally located just a short walk from a mainline train station.

The Setting

Wendens Ambo is a charming and historic village nestled in the north-west Essex countryside, offering a tranquil rural atmosphere while remaining well connected to major destinations. It lies approximately 40 miles north of central London, 15 miles south of Cambridge, and just 2 miles south-west of Saffron Walden, making it ideal for commuters and those seeking a village lifestyle with easy access to nearby towns and cities. The village benefits from excellent transport links, most notably Audley End railway station—located within the parish—which provides regular train services to London Liverpool Street in under an hour and to Cambridge in around 20 minutes. Wendens Ambo enjoys a strong sense of community and boasts a range of local amenities, including the Grade I listed St Mary's Church, a village hall with modern facilities, and a popular pub, The Bell, known for its warm atmosphere and events. Surrounded by rolling countryside and scenic footpaths, the village also hosts community gatherings such as music events and seasonal fêtes, offering a peaceful yet connected way of life.

The Accommodation

Privately positioned behind mature hedging in a sought-after village setting, Hornbeams is a handsome, light-filled home offering over 1,855 sq ft of beautifully arranged accommodation, generous gardens, and far-reaching views. Thoughtfully extended and well presented, this is a home that offers flexibility, flow, and space to grow — ideal for modern family life, home working and entertaining in equal measure.





At the heart of the home lies a wide, welcoming entrance hall, setting the tone for the generous proportions and elegant style throughout. To the rear, the beautifully appointed sitting room is flooded with natural light and features French doors opening directly onto the garden — a perfect spot to unwind or entertain. The dual-aspect dining room flows seamlessly into a modern, well-equipped kitchen, making a perfect hub for family life or summer gatherings.

To the front of the house, a private study offers an ideal home-working environment, while a further reception room provides valuable versatility — a family room, playroom, or even a fifth bedroom, served by a contemporary ground floor shower room, ideal for guests or multi-generational living. A separate utility room adds further practicality, with direct access to the side path and garden. The first floor is arranged around a bright central landing, with each room enjoying views over the established garden or open countryside beyond. The principal bedroom is a calm and comfortable retreat, complete with en suite shower room and generous built-in storage. Three further double bedrooms provide excellent accommodation for family and guests alike, all served by a family shower room.



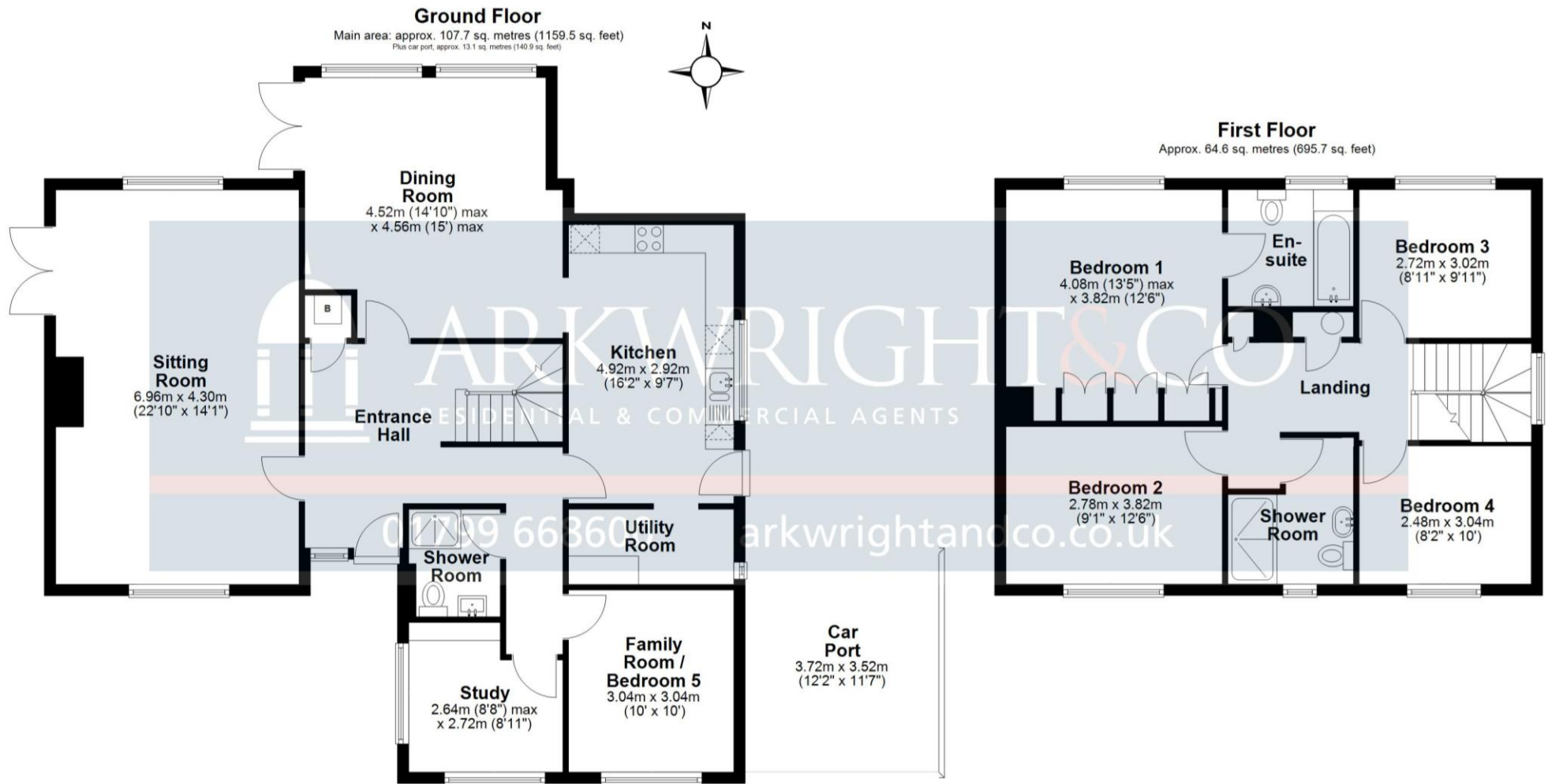
Outside

Set within an established and secluded plot, Hornbeams enjoys a lovely sense of privacy and space. A gated gravel driveway provides ample off-road parking and leads to a covered car port. To the rear, the mature garden is a real highlight — thoughtfully landscaped with lawns, patios and well-tended borders, offering the perfect setting for summer dining, children's play, or simply enjoying the peace and greenery of this tucked-away location.

Services

Mains electric and water are connected. Oil fired central heating and private drainage via septic tank. Ultrafast broadband is available and mobile signal is good. **Tenure** — Freehold, **Property Type** — Detached **Property Construction** — Brick built, with tiled roof and part rendered finish **Local Authority** — Uttlesford District Council **Council Tax**— G





Main area: Approx. 172.3 sq. metres (1855.1 sq. feet)
Plus car port, approx. 13.1 sq. metres (140.9 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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