



Appletree House, Kates Lane
CB10 2EZ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Appletree House

Kates Lane | Ashdon | CB10 2EZ

Guide Price £725,000

- An attractive four-bedroom detached home with over 1,800 sq. ft. of versatile accommodation
- Peaceful village setting in sought-after Ashdon
- Spacious sitting room with fireplace
- Dining room, family room and kitchen/breakfast room
- Scope for updating and modernisation
- Detached double garage with store/studio above
- Sweeping gravel driveway with ample off-road parking
- Mature gardens with fruit trees and established planting
- Direct rear access into the village, close to pub and primary school

The Property

A handsome four bedroom detached family home with orchard gardens, a detached double garage and wonderful potential, set in the heart of the desirable village of Ashdon.

The Setting

Ashdon is one of North Essex's most sought-after villages, combining a thriving community with a wonderfully picturesque setting. Nestled amidst gently rolling countryside, the village is surrounded by open fields, meandering lanes and beautiful walks, yet remains exceptionally well connected. At its heart, Ashdon offers all the ingredients of classic village life. There is a well-regarded primary school, a welcoming pub, village hall, parish church and a popular community-run shop and café – all of which contribute to a strong and active local spirit. The village calendar is punctuated by events, gatherings and activities that bring neighbours together and foster a genuine sense of belonging.

Everyday amenities can be found in nearby Saffron Walden, just three miles away, where there is a fine selection of shops, restaurants, schools and leisure facilities. For the commuter, the mainline stations at Audley End and Whittlesford Parkway provide regular services into London Liverpool Street and Cambridge, while the M11 motorway is within easy reach, connecting to Stansted Airport and the wider road network.

Ashdon is therefore a village that blends idyllic rural living with convenience, offering the very best of both worlds.





The Accommodation

Appletree House is an attractive four-bedroom, two bathroom detached property, tucked away along quiet Kates Lane in the ever-popular village of Ashdon. Surrounded by open countryside yet just a short stroll to the village pub and highly regarded primary school, the setting offers a perfect balance of rural charm and everyday convenience.

The property has been a much-loved family home for over 30 years and now presents an exciting opportunity for sympathetic updating. The accommodation extends to around 1,830 sq. ft. and is arranged to provide generous and versatile family living.

On the ground floor, a welcoming reception hall with turning staircase creates an immediate sense of space and leads through to the principal reception rooms. The sitting room is a particularly elegant space, centred around a traditional fireplace and with large sash-style windows drawing in plenty of natural light and providing views over the gardens. Across the hall, the formal dining room is well-proportioned and ideal for entertaining, while a further family room offers flexibility as a snug, playroom or study.



At the heart of the home, the kitchen/breakfast room is a bright and sociable space with ample room for a dining table. Double doors open directly to the terrace and gardens beyond, making it perfect for everyday family living and summer entertaining. The ground floor is further served by a useful utility room and cloakroom.

The first floor is equally generous, with a light and spacious landing leading to four double bedrooms. The principal bedroom enjoys the benefit of its own en suite shower room, while the remaining bedrooms are all well-sized and served by a family bathroom. The layout offers excellent scope to reconfigure if desired, creating a home perfectly tailored to modern family life.

Outside

Appletree House sits within a wonderful mature plot. A sweeping gravel driveway offers ample parking and leads to a detached double garage with a versatile room above – ideal for a studio, hobbies space or potential home office.

The gardens are a true feature: once a working orchard, they are now beautifully stocked with a variety of fruit trees, shrubs and colorful planting, providing a tranquil backdrop and plenty of space for outdoor living. A gate to the rear offers direct access into the village.

Services

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

Tenure – Freehold

Property Type - Detached

Property Construction – Brick built with tiled roof

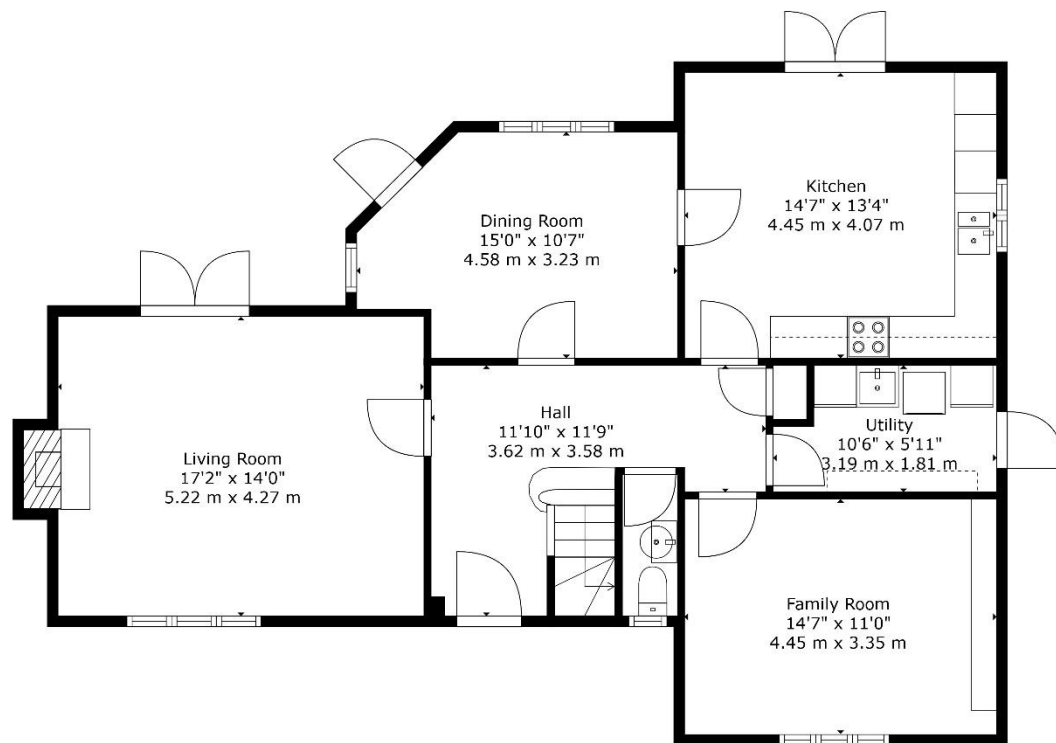
Local Authority – Uttlesford District Council

Council Tax – F

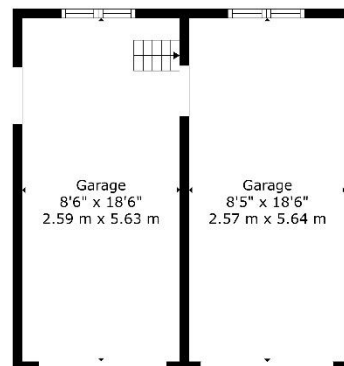




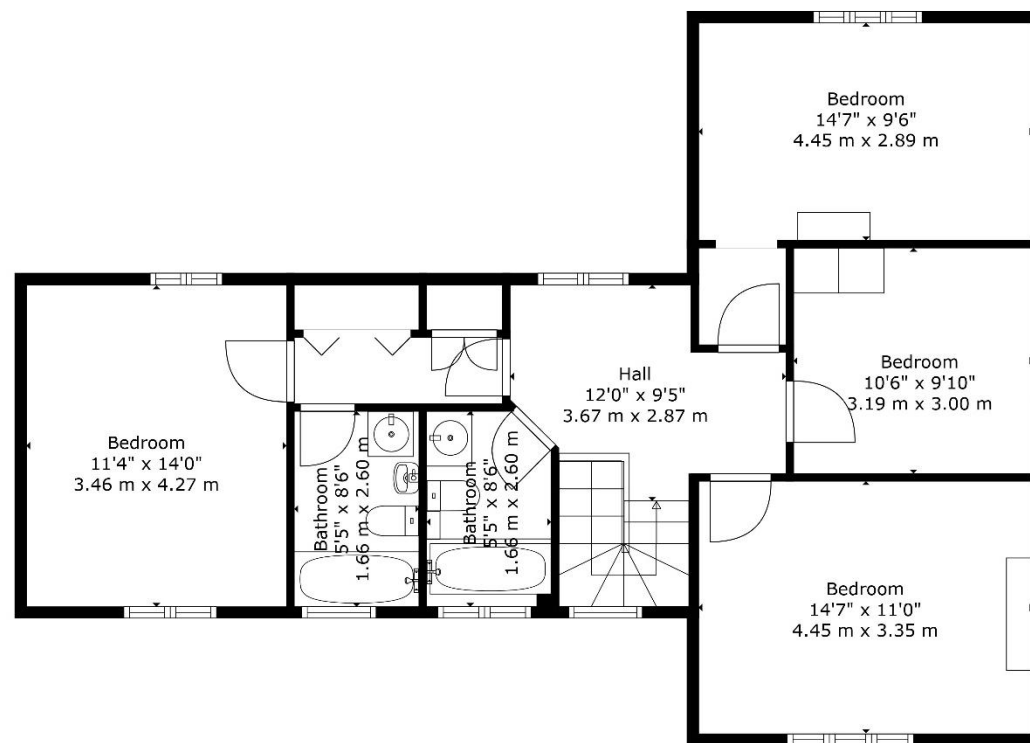




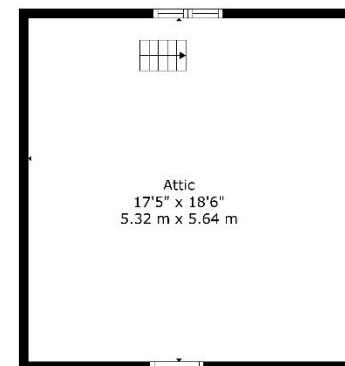
TOTAL: 1830 sq. ft, 170 m²



Floor 1



TOTAL: 1830 sq. ft, 170 m²



Floor 2



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.



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS