



Stratton Cottage, Howlett End
CB10 2XW



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Stratton Cottage

Howlett End | Wimbish | CB10 2XW

Guide Price £750,000

- An attractive five-bedroom detached home
- Peaceful village setting with countryside views
- Over 1,775 sq. ft. of versatile accommodation
- Elegant dual-aspect sitting room with feature brick fireplace
- Superb open-plan kitchen and dining room with granite worktops
- Versatile family room opening to a covered veranda and garden
- Five bedrooms including a principal suite with luxury en suite
- Mature landscaped gardens with terrace, wide lawns and rural outlook
- Generous driveway with gated access, ample parking and detached timber garage/workshop with loft storage, power and lighting

The Property

A beautifully appointed five-bedroom family home, full of character and charm, with generous living spaces, versatile outbuildings and stunning countryside views.

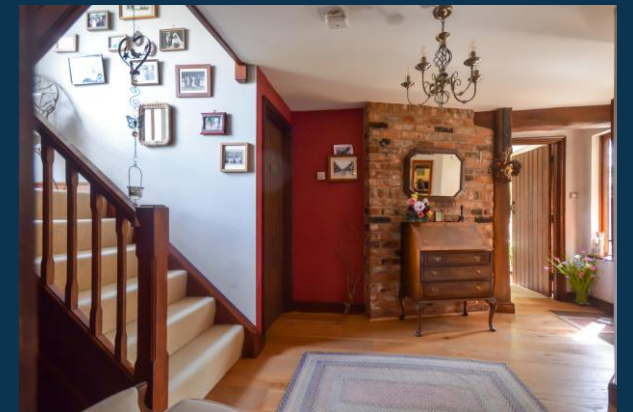
The Setting

Howlett End is a charming hamlet within the parish of Wimbish, set amidst rolling North Essex countryside yet only a few miles from the historic market town of Saffron Walden. It is a location that offers the best of both worlds – peaceful rural surroundings with fields, bridleways and woodland walks on the doorstep, while being within easy reach of excellent amenities, schools and transport connections.

Wimbish itself is a traditional and well-served village with a highly regarded primary school, parish church, village hall and an active community. Everyday shopping and leisure facilities can be found in nearby Saffron Walden, with its wealth of independent shops, cafés, restaurants and a twice-weekly market. For commuters, Audley End station (approx. 6 miles) provides regular services into London Liverpool Street, while the M11 (J9) gives fast road access to Cambridge, Stansted Airport and beyond.

For families, there are excellent schooling options close by, with well-regarded state and independent schools in both Saffron Walden and Cambridge. For leisure, the surrounding countryside provides a network of footpaths and cycle routes to explore, along with golf clubs, equestrian centres and traditional country pubs.

Howlett End is a delightful setting – tranquil, well connected and ideally placed for enjoying both village life and the wider attractions of this highly sought-after part of North Essex.





The Accommodation

Stepping through the solid wooden front door, you are welcomed into a generous reception hallway – a characterful space with exposed timbers and brickwork, oak flooring and plenty of natural light. From here, doors open to the principal reception areas, while stairs rise gracefully to the first floor. The sitting room runs front to back, with hardwood windows framing views to both the village street and the open farmland behind. A striking exposed brick chimney breast with oak bressumer provides a wonderful focal point, while the combination of light, space and heritage detail creates a warm and inviting atmosphere. At the heart of the home lies a superb kitchen and dining room – a beautifully fitted space blending timeless style with practicality. Granite worktops, a ceramic Butler sink and bespoke dresser complement the high-quality cabinetry, with provision for a Smeg range and full-height fridge freezer. A part breakfast bar creates a relaxed social hub, while beyond, the space opens into a bright dining area with wide windows and door to the rear garden. Exposed timbers and oak flooring add a sense of continuity and charm.

Adjoining the kitchen, a versatile family room enjoys full-height glazing and French doors to a covered veranda – an ideal spot for entertaining or simply enjoying the outlook across the gardens and countryside. A separate utility room,



finished with solid wood surfaces and slate flooring, provides excellent practical space, with access to the side of the house. A study offers a quiet retreat for working from home, while a cloakroom completes the ground floor.

On the first floor, the landing opens to five bedrooms, each with its own character, exposed timbers and pleasant outlooks. The principal suite enjoys dual-aspect windows, a large built-in wardrobe and en suite shower room with vanity storage and exposed timbers adding charm. Four further bedrooms provide excellent family accommodation, served by a well-appointed family bathroom. One bedroom is currently used as a home office.

Outside

The property is approached via double five-bar gates opening onto a block-paved driveway with ample parking and access to a detached timber garage/workshop with loft storage, power and lighting. To the rear, the garden is a particular feature – beginning with a gravelled terrace and brick retaining wall, stepping down to wide lawns edged with mature shrubs and trees. From here, the outlook is truly special, with uninterrupted views across open countryside providing a delightful rural backdrop.

Services

Mains electric and water are connected. Gas fired central heating. Private drainage system. Ultrafast broadband is available and mobile signal is good.

Tenure – Freehold

Property Type - Detached

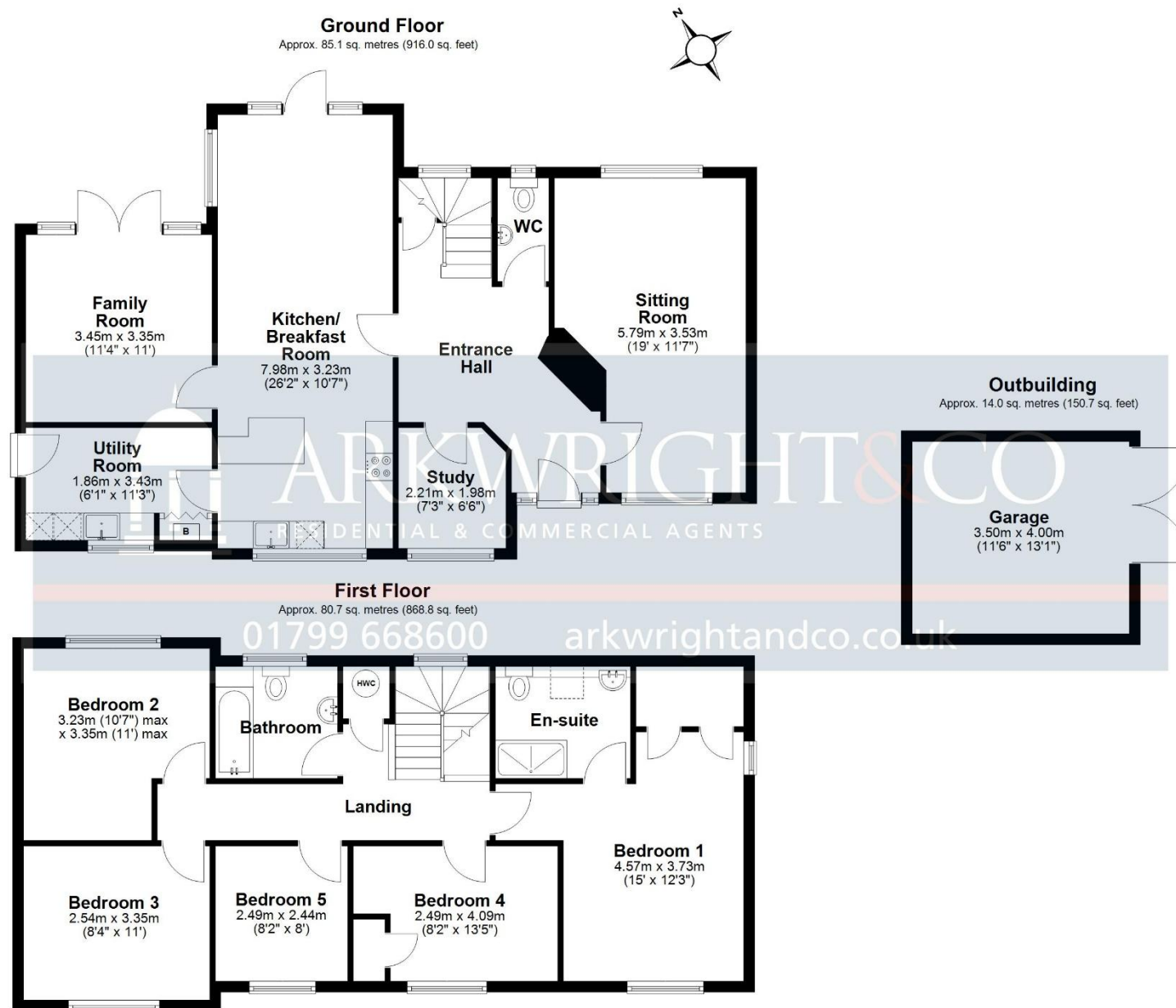
Property Construction – Standard Construction

Local Authority – Uttlesford District Council

Council Tax – G







Total area: approx. 179.8 sq. metres (1935.4 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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