



Butts Green Barn, Butts Green, Clavering
CB11 4RT



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Butts Green Barn

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Guide Price £1,450,000

- Striking new barn-style home in final stages of construction
- Peaceful setting at the end of Butts Green between Clavering and Langley
- Approx. 2,400 sq. ft. of versatile, high-spec living space
- Stunning open-plan kitchen/dining/living area with garden access
- Four double bedrooms, three with en suite facilities
- Separate utility room and walk-in pantry
- Detached cart lodge with studio above – ideal for guests or home office
- Sweeping gravel driveway and landscaped gardens

Summary

Currently in the final stages of construction, this impressive new home offers a rare opportunity to acquire a bespoke barn-style residence, thoughtfully designed to combine traditional rural architecture with contemporary living. Set in a peaceful position at the end of Butts Green, between the villages of Clavering and Langley, the property enjoys an idyllic countryside outlook with a perfect balance of privacy and convenience. The generous accommodation extends to around 2,400 sq. ft., featuring a stunning open-plan kitchen/dining/living space, four double bedrooms, three of which are en suite, and a practical utility and pantry. A detached cart lodge with studio above provides excellent versatility for a home office, gym or guest accommodation. Surrounded by landscaped grounds and approached via a sweeping gravel driveway, this exceptional home captures the essence of modern country living in one of Uttlesford's most sought-after rural settings.

Location

Tucked away between the highly regarded villages of Clavering and Langley, Butts Green is a peaceful rural hamlet surrounded by rolling North Essex countryside. It offers a truly idyllic setting — quiet and scenic, yet within easy reach of everyday amenities and excellent connections. The nearby village of Clavering provides a strong sense of community, centred around its award-winning Cricketers pub, popular village store and café, and a well-respected primary school. A short drive away, Newport and Saffron Walden offer a wider range of shops, restaurants, and secondary schooling, including the renowned Saffron Walden County High School and Joyce Frankland Academy.

For commuters, Audley End Station is approximately 15 minutes by car, offering regular rail services to London Liverpool Street in under an hour, while the M11 (J8 & J9) provides swift access to both Cambridge and Stansted Airport. A haven for walkers and outdoor enthusiasts, the surrounding lanes, footpaths, and bridleways weave through open farmland and woodland, offering an authentic taste of country life — all within easy reach of city convenience.

Services

Mains water and electrics are connected. Central heating is via LPG Gas.

Viewing

The property may be inspected by prior appointment with Arkwright & Co, Telephone: 01799 668600

Floor Plan
Approx. 226.6 sq. metres (2438.9 sq. feet)



Total area: approx. 226.6 sq. metres (2438.9 sq. feet)

