



Aquaside, Clanver End
CB11 4UL



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Aquaside

Clanver End | Wendens Ambo | CB11 4UL

Guide Price £750,000

- A deceptively spacious five-bedroom detached residence
- Generous kitchen/dining room with attractive views over the rear garden
- Stunning, dual aspect vaulted living room with log burner
- Two en-suite bath/shower rooms in addition to a four-piece family bathroom
- A good size rear garden offering far-reaching views across the surrounding countryside
- A superb garden home office with log burner, complemented by extensive storage space
- Garage and secure gated driveway, providing ample off-street parking with EV charging point
- Just a five-minute drive to a mainline train station

The Property

A well-proportioned five-bedroom, three-bathroom detached home offering generous and flexible living throughout, including a spacious kitchen/diner overlooking the garden and a large living room. Enjoying a rear garden with stunning countryside views, the property also benefits from a dedicated garden home office, substantial storage, and the convenience of both garage and driveway parking.

The Setting

Clanver End sits on the edge of the charming and historic village of Wendens Ambo, offering peaceful rural surroundings while remaining exceptionally well connected. The village is known for its attractive period architecture, leafy lanes and its beautiful 11th-century church, St Mary the Virgin. At the heart of village life is The Compass Courtyard, a popular local hub providing a welcoming café, artisan shops and a vibrant community atmosphere. Additional local amenities include a well-equipped village hall hosting a range of community activities, a welcoming pub, recreational green spaces and immediate access to scenic countryside walks.

Just a couple of miles away, the thriving market town of Saffron Walden provides an excellent selection of shops, cafés, restaurants, supermarkets and leisure facilities, along with reputable schools and healthcare services.

Despite its tranquil setting, the area is ideal for commuters. Audley End station, located on the edge of Wendens Ambo, offers fast rail services to London Liverpool Street (around 55 minutes) and Cambridge (around 20 minutes). Road connections are equally convenient, with the M11 nearby and Stansted Airport only a short drive away. The combination of village character, strong community spirit, excellent travel links and access to wider amenities makes Clanver End a highly desirable place to live for families, professionals and those seeking a blend of countryside calm and convenience.



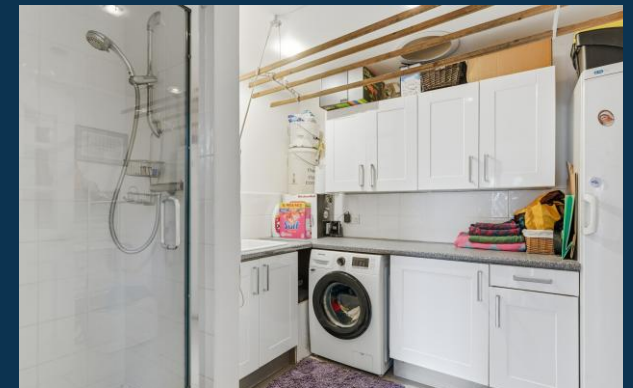


The Accommodation

On the ground floor, the accommodation has been thoughtfully arranged to offer both versatility and comfort, creating a layout that adapts beautifully to modern family living. A bright and welcoming entrance hall sets the tone, providing excellent built-in storage and access to a well-appointed downstairs cloakroom.

Three bedrooms occupy this level, two of which feature stylish, contemporary en-suite facilities, making them ideal for guests, multigenerational living, or simply providing luxurious private spaces. In addition, two separate utility rooms add a rare degree of practicality—one incorporating a convenient shower, perfect for busy households, muddy boots, or returning from long countryside walks.

The generous living room offers a wonderfully restful setting, perfect for unwinding at any time of day. To the rear, the impressive kitchen/diner is a standout feature of the home: bathed in natural light and opening directly onto the garden, it forms the heart of the property—an inviting space for everyday family life as well as memorable entertaining.



To the first floor, the loft has been cleverly converted to provide two further spacious bedrooms and a well-appointed bathroom. The principal bedroom enjoys elevated, far-reaching views across open countryside, creating a peaceful retreat with a truly special outlook.

Outside

To the front, the property presents ample driveway parking together with access to the garage, creating a welcoming and practical arrival. Beyond, the outside space unfolds into an exceptional rear garden, opening directly onto uninterrupted countryside views. A generous sweep of lawn is accompanied by a smart patio and a decked terrace—each offering an inviting setting for outdoor dining, entertaining, or quiet relaxation. Further garden space extends to the side, enhancing flexibility for planting or recreation. Completing the arrangement is a fully insulated home office with power and lighting, perfectly suited to modern home-working needs, alongside a sizeable storage shed.

Services

Mains electric and water connected. Air source heat pump fired heating and private drainage system. Standard broadband is available and mobile signal is good.

Tenure – Freehold

Property Type – Detached

Property Construction – Brick built with tiled roof

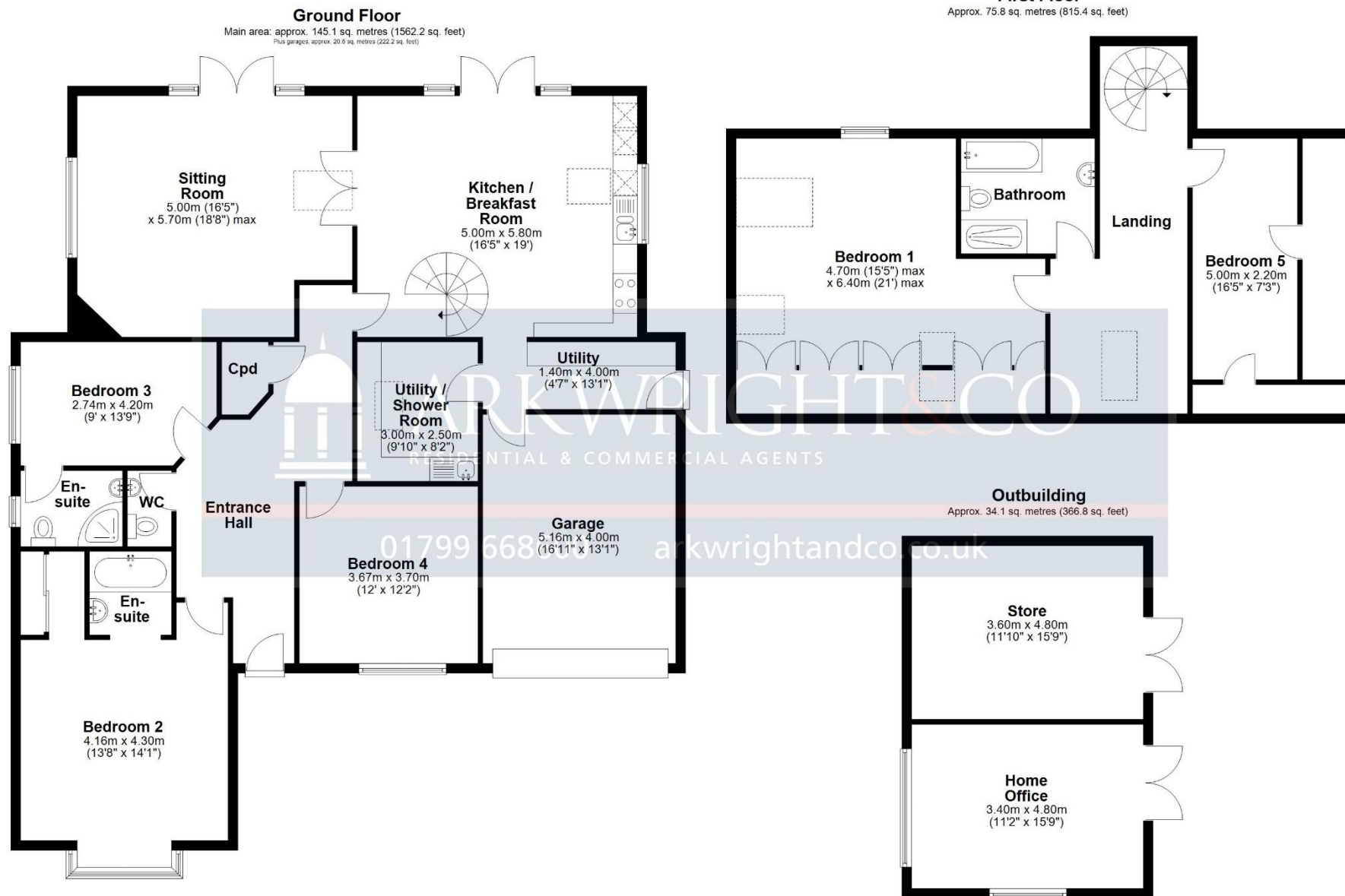
Local Authority – Uttlesford District Council

Council Tax– E









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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