



5 The Willows, Great Chesterford  
CB10 1QL



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 5 The Willows

Great Chesterford | Essex | CB10 1QL

Guide Price £800,000

- A well-proportioned four-bedroom, two-bathroom detached family home
- Three further double bedrooms and family bathroom
- Three reception rooms including a dual aspect sitting room with log burner and double doors opening onto the rear garden
- Scope to extend subject to necessary consents
- Generous kitchen with separate utility room
- Large corner plot approaching 0.15 acre with South West facing garden
- Wonderful principal bedroom with ensuite
- Garage and driveway parking
- Quiet cul de sac location
- Highly popular village with mainline train station and amenities

## The Property

A wonderful four-bedroom, two-bathroom detached family home, sitting on an attractive corner plot, at the end of a quiet cul-de-sac in the sought-after village of Great Chesterford. Benefitting from off road parking, south west facing, wrap around garden and just a short walk from amenities and mainline train station.

## The Setting

Nestled at the end of a quiet cul-de-sac in the heart of the highly sought-after village of Great Chesterford, The Willows offers an enviable blend of rural tranquillity and exceptional connectivity. This charming Essex village is steeped in history and provides a vibrant community lifestyle, with essential amenities including the locally renowned Days Bakery & Food Hall, two popular pubs (The Plough and The Crown & Thistle), and a boutique hotel all within easy walking distance. Families are well-served by the "Outstanding" rated Great Chesterford C of E Primary Academy nearby, while the prestigious Saffron Walden County High School is just a short 10-minute drive away.

For commuters, the location is unrivalled: Great Chesterford Station is less than half a mile away, offering direct rail links to Cambridge in approximately 15 minutes and London Liverpool Street in just over an hour. Additionally, with immediate access to the M11 (J9) and the historic market town of Saffron Walden only 4 miles away, The Willows represents a perfect base for those seeking a peaceful village retreat without sacrificing modern convenience.





### The Accommodation

The ground floor offers a versatile and well-balanced layout, perfect for modern family living. Upon entering, a welcoming entrance hall with ground floor W.C, understair storage cupboard, leads to the primary reception spaces. To the front of the property, a bright study features a charming bay window, providing an ideal space for a home office or music room. The heart of the home is the expansive kitchen/dining room, fitted with a range of light wood cabinetry, vibrant tiled splashbacks, and integrated appliances, including a double oven and gas hob. This social hub offers ample space for a large dining table and provides access to a generous utility room with additional storage and side external access. This level also provides internal access to the integral garage, ensuring practical storage and convenience.

The primary sitting room is a dual-aspect retreat, centered around a cozy wood-burning stove and flooded with natural light from French doors that open directly onto the rear garden. Completing the ground floor is a spacious family room, which offers additional flexible living space currently utilized as a music and media room.



The first floor comprises four double bedrooms and a family bathroom arranged around a central landing. The principal bedroom is a particular feature, offering an expansive dual-aspect space measuring over 20ft in length, complete with a private en-suite shower room. Bedroom two is another generous double room enjoying plenty of natural light. Bedrooms three and four are situated to the rear, overlooking the garden, and provide flexible space suitable for children's rooms or guest accommodation. Serving these bedrooms is a well-appointed family bathroom, which includes a bathtub and essential facilities. Practicality is maintained throughout with an airing cupboard located on the landing and additional storage options.

## Outside

The property occupies a prominent position at the head of this quiet cul-de-sac, featuring a large block-paved driveway that provides ample off-road parking and leads to the integral garage. The front garden is primarily laid to lawn, bordered by mature hedging which offer a pleasing degree of privacy from the road.

To the rear, the generous garden is a particular highlight, offering a peaceful and private outdoor retreat. A substantial paved terrace sits immediately adjacent to the house, ideal for al fresco dining and entertaining, with French doors leading directly from the sitting room. The remainder of the garden is mainly laid to an expansive lawn, interspersed with established fruit trees and enclosed by timber fencing and dense shrub borders. For those with a green thumb, a dedicated vegetable patch are tucked away to the side, complete with a timber garden shed. The garden further benefits from a charming summerhouse and plenty of space for family recreation, all set against a backdrop of mature trees.

## Services

Mains electric, water and drainage are connected. Gas fired central heating. Ultrafast broadband is available and mobile signal is likely.

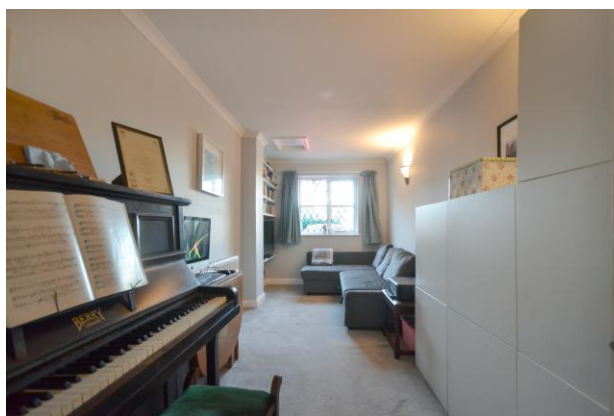
Tenure – Freehold

Property Type – Detached

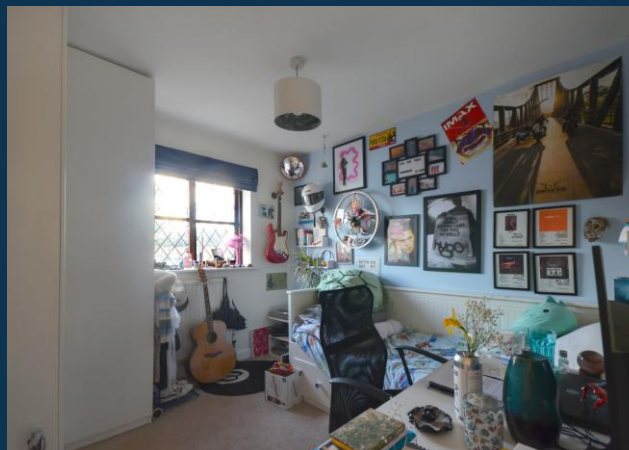
Property Construction – Brick built with tiled roof

Local Authority – Uttlesford District Council

Council Tax– E

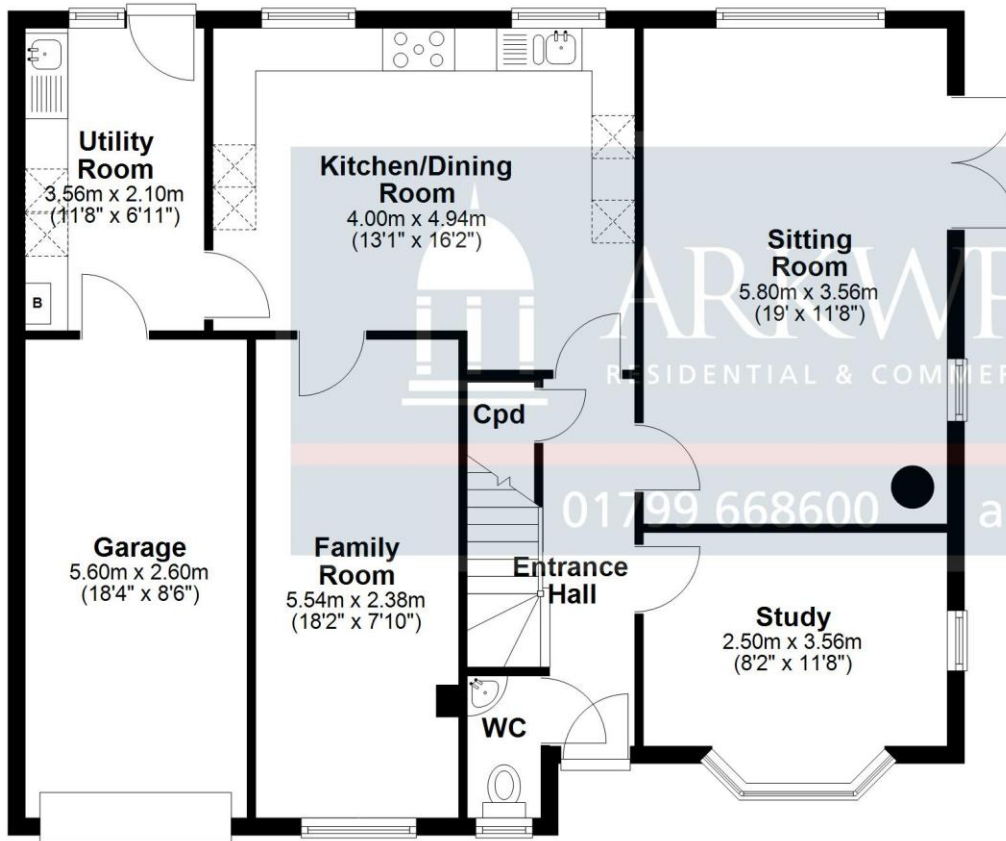






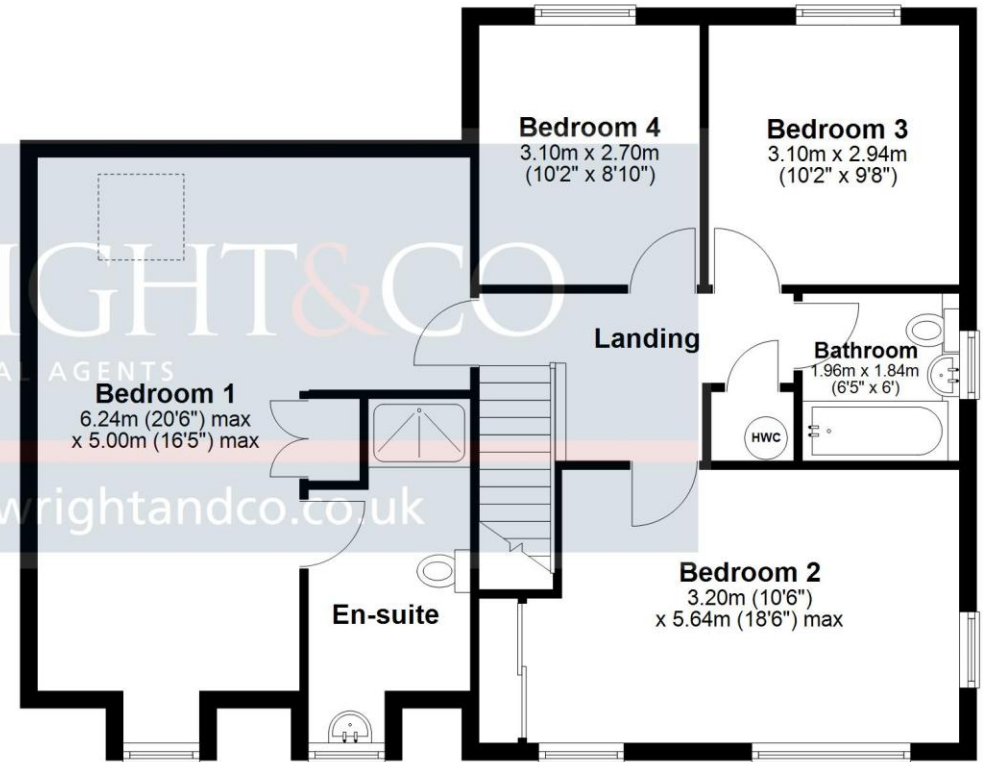
## Ground Floor

Main area: approx. 80.6 sq. metres (867.2 sq. feet)  
Plus garage, approx. 14.6 sq. metres (156.7 sq. feet)



## First Floor

Approx. 81.3 sq. metres (875.5 sq. feet)



Main area: Approx. 161.9 sq. metres (1742.8 sq. feet)

Plus garage, approx. 14.6 sq. metres (156.7 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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[info@arkwrightandco.co.uk](mailto:info@arkwrightandco.co.uk)  
[www.arkwrightandco.co.uk](http://www.arkwrightandco.co.uk)



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