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RESIDENTIAL & COMMERCIAL AGENTS



Empire Cottage
Hampit Road | Arkesden | Essex | CB11 4HJ
Offers In Excess Of £650,000



An attractive and beautifully presented 3 bedroom Grade II Listed family home, occupying an enviable position tucked away in the heart of this highly sought after village.

ACCOMMODATION

A beautiful Grade II Listed detached period cottage of great character, believed to date back to the 17th Century, enjoying a pleasant position tucked away within the heart of this much sought after and picturesque village. Empire Cottage has been beautifully maintained by the current owners and provides spacious living accommodation with a huge amount of character, retaining many original features and period charm throughout, whilst benefitting from a good degree of flexibility. The house sits in an attractive enclosed plot and benefits from a detached garage and external utility room. In detail, the property comprises;

ENTRANCE HALL

With solid oak entrance door, exposed brick flooring, chimney breast, attractive doors with leaded windows leading to:

KITCHEN 14' 0" x 10' 4" (4.27m x 3.16m)

Country style kitchen fitted with a range of base and eye level units with granite work surface incorporating a stainless-steel sink unit, space for electric cooker, Aga range cooker with extractor over, integrated dishwasher, original tiled flooring, windows to front and side aspect, door leading to rear garden.

SHOWER ROOM

Comprising of low level WC, vanity hand basin with cupboards below, shower enclosure, ladder radiator and window to rear aspect.

SITTING ROOM 13' 10" x 10' 8" (4.21m x 3.24m)

Wood flooring, exposed beams, log burner with brick surround, window to front aspect, external door to front, stairs rising to first floor, understairs cupboard, doors to family room, entrance to:

DINING ROOM 12' 11" x 9' 7" (3.93m x 2.92m)

Exposed beams, window to rear aspect, fitted cupboards in recess.

FAMILY ROOM 10' 8" x 10' 7" (3.24m x 3.23m)

Exposed beams, original inglenook fireplace, window to front aspect, leading in to;

RECEPTION ROOM 9' 9" x 6' 2" (2.97m x 1.88m)

Exposed beams, French doors leading out to rear garden.

FIRST FLOOR

Landing accessed via the staircase from the sitting room. Window to front aspect, eaves storage cupboards and exposed timbers.

BEDROOM 1 10' 8" x 10' 7" (3.26m x 3.23m)

Windows to front and side aspect.

BEDROOM 2 11' 10" x 8' 0" (3.60m x 2.43m)

Windows to front and side aspect

MASTER BEDROOM 14' 2" x 10' 8" (4.32m x 3.25m)

Windows to front and rear aspect.

BATHROOM

Comprising of panelled bath with shower over, vanity hand basin with cupboards below, wc, ladder radiator and window to rear aspect.

OUTSIDE

The property sits within an attractive enclosed plot, nestled away in the heart of the village. The house is set back from the road, sitting behind a pretty picket fence and small gravelled front garden. The garden, which is predominantly to the side of the property, is mainly laid to lawn with a variety of shrubs and bushes, and is enclosed by mature hedging, providing a good degree of privacy. There is also a small gravelled courtyard set to the rear of the property.

GARAGE 16' 8" x 15' 11" (5.10m x 4.85m)

The property benefits from a detached garage with up and over doors and power connected.

UTILITY ROOM 12' 3" x 10' 7" (3.74m x 3.23m)

There is a utility room off the back of the garage which is fitted with a range of units and work surface incorporating a sink unit. There is space and plumbing for a washing machine and tumble dryer.

LOCATION

The property occupies an enviable position sitting in a good size and private plot nestled away in the heart of this highly sought after village, with its many period houses, historic church and stream running alongside the main street. Local facilities in the village include the Axe and Compass public house/restaurant and the village hall. Arkesden is approximately 3 miles from Audley End Station (London Liverpool Street approximately 55 minutes) and close to both Stansted Airport and the M11 (Junction 8) approximately 5 miles, The medieval market town of Saffron Walden is approximately 4 miles away which provides a wide variety of shops, restaurants, coffee bars, along with state and private schools.

SERVICES

Mains water and electricity and drainage are connected. Central heating is supplied by oil.

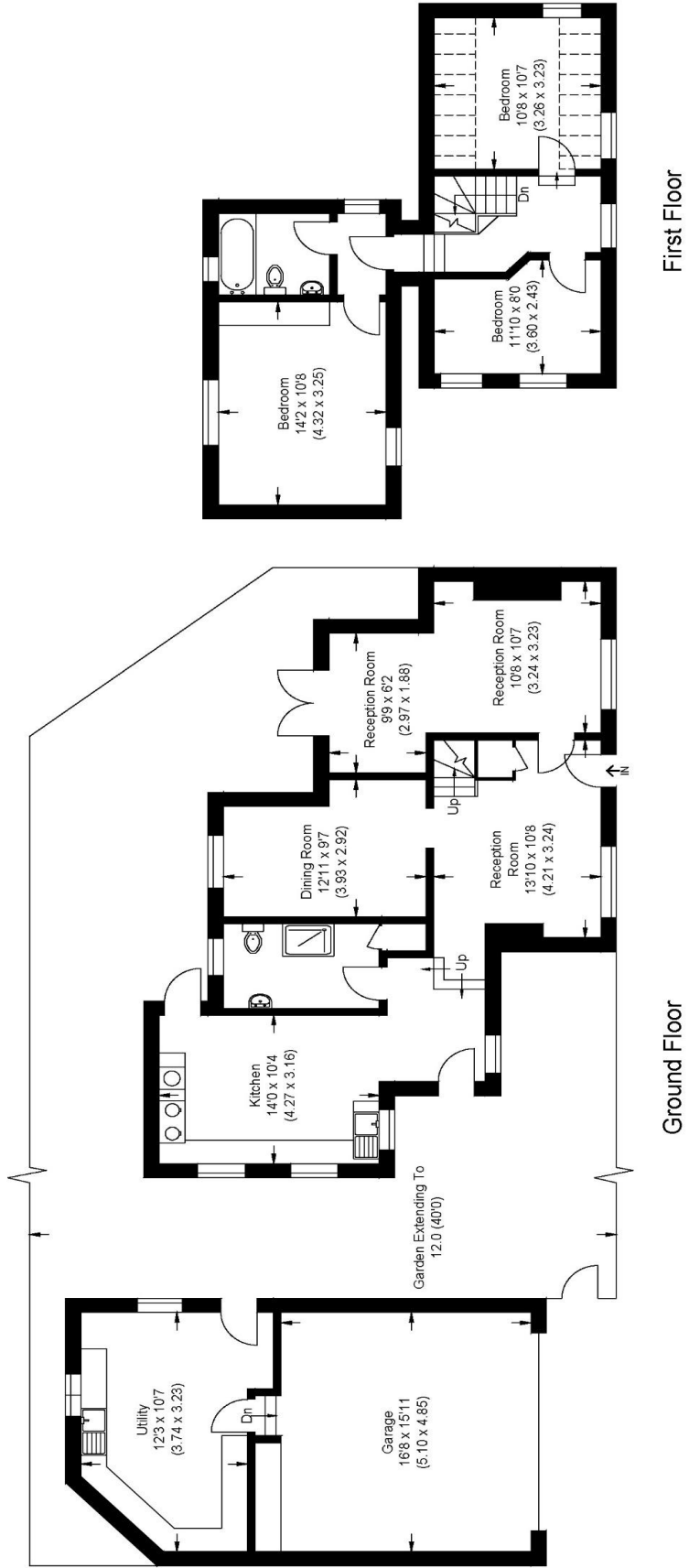
DIRECTIONS

Upon entering the village from Saffron Walden on Wicken Road, having passed the church on the left-hand side, take a right just after the small bridge and the property can be found on the left.

Approximate Gross Internal Area
 156.95 sq m / 1689.39 sq ft
 (Includes Garage)



Restricted Head Height



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs and floor plans are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Illustration for identification purposes only, measurements are approximate, not to scale.



