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RESIDENTIAL & COMMERCIAL AGENTS



Church Cottage

Ickleton Road | Elmdon | Essex | CB11 4LT

Guide Price: £695,000



A truly charming Grade II listed 4/5 bedroom detached period cottage, occupying a wonderful position in the heart of this much sought after and picturesque village.

Accommodation

Church Cottage is a wonderful Grade II listed detached newly thatched cottage, boasting an abundance of character and charm. The property occupies a pleasant setting tucked away in the heart of this highly regarded village, which is well-located, just a short distance from the pretty market town of Saffron Walden, and a short drive from the mainline train station of Audley End, offering regular services to London Liverpool Street, and the university city of Cambridge.

The property, a former village bakery, has been in the same ownership for over 50 years, and was extended in the 1980's, providing well-appointed and spacious living accommodation. The lovingly maintained property offers great potential to improve, and possibly extend further, subject to the necessary planning permissions. In detail, the accommodation comprises on the ground floor of a side entrance lobby leading to an inner hallway, with doors leading off to a ground floor shower room/utility room, and a large study/family room which is currently being used as a ground floor bedroom, with window to the rear aspect overlooking the garden. The traditional country kitchen/breakfast room is fitted with a range of wooden base and eye level units with tiled worktops and a large built in pantry cupboard. Appliances include a gas range with electric ovens, an electric hob, space for a fridge, and space and plumbing for a dishwasher. The kitchen enjoys a pleasant twin aspect view, with windows to the front overlooking the attractive garden. The charming sitting room features an inglenook open fireplace with brick hearth, an array of exposed timbers, and a dual aspect with two windows to the front. To the rear, accessed from the sitting room, is a good size dining room benefitting from exposed wooden floorboards, a large window to the rear aspect, and a door providing access to the garden.

The first floor comprises four good sized bedrooms which includes a generous principal bedroom and two further double bedrooms. There is also a modern refitted shower room, and a family bathroom. Stairs lead down to a spacious landing area, which could be used as study/office space, and provides access to bedroom four. From the central landing there is access to a spacious and useful loft room with two Velux windows.

Outside

The cottage is approached via a pretty, thatched Lychgate with a pathway leading up to the cottage through the mainly lawned front gardens. The rear garden features a small terrace area with a slope up to the main gardens, which are lawned with a selection of mature trees and shrubs. Situated at the rear of the garden is a large outbuilding, containing a workshop, garage, and open cart lodge parking bay. There is also an area of hardstanding,

and the cottage has a vehicular right of way via an adjacent driveway. Total plot size 0.2 of an acre.

Features

- A truly charming Grade II listed detached thatched cottage.
- Boasting an array of original features providing an abundance of period character and charm.
- Well-positioned in the heart of this picturesque and popular village.
- Generous ground floor living accommodation, featuring an attractive sitting room with an inglenook fireplace, exposed timbers, and good size country style kitchen/breakfast room.
- 4 bedrooms, family bathroom, refitted shower room, and additional ground floor shower room.
- Attractive garden with detached double garage and workshop.
- Conveniently located for access to main line train stations Audley End (Liverpool St) and Royston (Kings Cross), as well Cambridge and the M11 for Stansted Airport.

Location

Church Cottage is located in the heart of the popular and picturesque village of Elmdon, situated within rolling countryside on the borders of Cambridgeshire and Hertfordshire. The market town of Saffron Walden is 5.6 miles away with good facilities for everyday needs including Waitrose and Tesco supermarkets. There are mainline rail services from both Audley End and Royston leading to London Liverpool Street and Kings Cross respectively. Further services are also available from Great Chesterford on the line from Cambridge to London Liverpool street. The university city of Cambridge is 14 miles to the north. The M11 (J9a) and J10 the Duxford interchange are 7 miles and 6 miles respectively and provide access to Stansted airport, the M25 and London to the south and the A14, A1, M1 & M6 to the north.

Services

Water, drainage and mains electricity are connected to the property. The central heating system is supplied by oil.

Outgoings

Council tax band G

EPC Rating

Not applicable



Floor plan for guidance only
Plan produced using PlanUp.



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.



