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## Basil Cottage, High Street, Hempstead, Saffron Walden, CB10 2PE

A four bedroom detached home situated in a picturesque village location with charming countryside views. The property offers well-appointed accommodation, a detached double garage and a 0.15 of an acre plot. No upward chain.

Guide Price **£495,000**

- Detached property
- Countryside views
- Three reception rooms
- Four bedrooms
- Family bathroom & en suite to master
- Detached double garage

The well regarded village of Hempstead, which has a popular village Inn and a Church is 8 miles from the market town of Saffron Walden, which offers an excellent range of shopping, schooling and recreational facilities, including a leisure centre with swimming pool and an 18 hole golf course. Audley End mainline station is 10 miles and the M11 access point at Stumps Cross (junction 9 - south only) is about 13 miles.

#### ACCOMMODATION with approximate room sizes.

### GROUND FLOOR

#### ENTRANCE PORCH

Entrance door and glazed door to:

#### HALLWAY

Doors to adjoining rooms and staircase rising to the first floor.

#### CLOAKROOM

Comprising pedestal wash basin, low level WC and obscure double glazed window to the front aspect.



#### KITCHEN

11' 9" x 9' 4" (3.59m x 2.85m)

Fitted with a range of base and eye level units incorporating breakfast bar area, electric double oven, four ring induction hob with extractor hood over, space and plumbing for dishwasher and sink unit. Double glazed window to the rear aspect and double glazed door to the side aspect. Opening to:

#### UTILITY ROOM

7' 8" x 5' 11" (2.35m x 1.82m)

Fitted with base and eye level units, sink unit, oil fired boiler, space for washing machine and space for fridge freezer. Part glazed door opening to the rear garden.

#### STUDY

10' 9" x 8' 9" (3.28m x 2.68m)

Double glazed window to the rear aspect. Opening to:

#### SITTING ROOM

17' 11" x 11' 4" (5.47m x 3.46m)

Double glazed window to the front aspect, double glazed French doors leading to the garden room and door returning to the hallway.

#### GARDEN ROOM

29' 1" x 12' 10" (8.88m x 3.93m)

Double glazed windows to the rear and side aspects and Velux windows providing a good degree of natural light. Sliding double glazed doors opening to the terrace.

### FIRST FLOOR

#### LANDING

Doors to adjoining rooms and access to the loft space.

#### BEDROOM 1

11' 4" x 9' 2" (3.47m x 2.81m)

Built-in wardrobes, double glazed window to the front aspect and door to:

#### EN SUITE

5' 10" x 5' 1" (1.8m x 1.56m)

Comprising pedestal wash basin, low level WC, corner shower enclosure with electric shower and obscure double glazed window to the rear aspect.



## **FAMILY BATHROOM**

8' 10" x 5' 4" (2.7m x 1.65m)

Comprising pedestal wash basin, low level WC, panelled bath with shower over and obscure double glazed window to the rear aspect.

## **BEDROOM 2**

10' 0" x 7' 8" (3.05m x 2.35m)

Built-in wardrobes and double glazed window to the rear aspect.

## **BEDROOM 3**

9' 11" x 7' 8" (3.04m x 2.36m) max.

Double glazed window to the rear aspect.

## **BEDROOM 4**

8' 4" x 7' 8" (2.56m x 2.35m)

Double glazed window to the front aspect.

## **OUTSIDE**

The property is accessed via a five bar gate, leading to the block paved driveway which provides off-street parking for several vehicles and access to the detached double garage. Adjoining the rear of the property is a paved terrace, perfect for al fresco entertaining. The



garden is predominantly laid to lawn with stunning views over the adjoining countryside.

#### DETACHED DOUBLE GARAGE

18' 10" x 18' 6" (5.76m x 5.66m)

Double glazed windows to three aspects, power and lighting connected. Staircase rising to the eaves storage space with lighting.

#### VIEWINGS

Strictly by appointment with the Agents.

Virtual tour available via email. Please contact the office to request a copy.

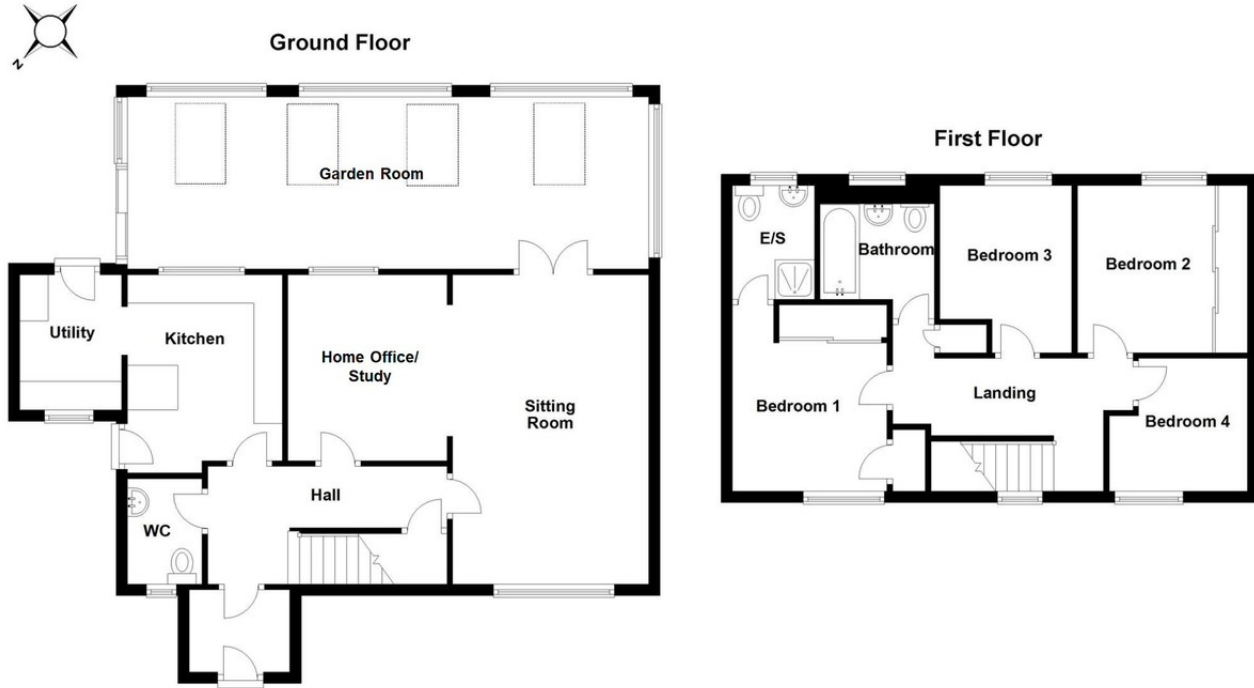










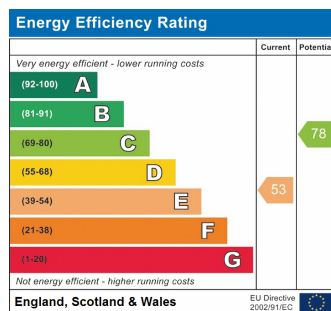


Approx gross internal floor area 135 sqm (1450 sqft)

Not to scale, for guidance purposes only

## Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.



## Council Tax Band: E

### Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.  
If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.