



High Street, Widdington, CB11 3SG

**CHEFFINS**



# High Street

Widdington,  
CB11 3SG

4 2 3

**Guide Price £935,000**

- Handsome Grade II Listed farmhouse
- Idyllic village location
- Substantial living accommodation
- An abundance of natural light
- Secluded walled garden
- Driveway and two tandem garages

A handsome Grade II Listed farmhouse situated in a prominent position within this enchanting village. The property offers characterful and substantial accommodation over three floors, together with a secluded walled garden, off-street parking and two tandem garages.







## LOCATION

The highly regarded and much sought after village of Widdington features a pleasing blend of both modern and period properties and has its own inn, Church and village hall which is the focus for many clubs and societies. The larger village of Newport with a mainline station is 2 miles away and Audley End mainline station (Liverpool Street 57 mins) is within 5 miles. Bishop's Stortford, also with a mainline station and the M11 (J8) are 9 miles south. The fine market town of Saffron Walden is 5 miles away and has an excellent range of shopping, schooling and recreational facilities with a leisure centre with swimming pool.

## GROUND FLOOR

### ENTRANCE DOOR

Opening to:

### DINING ROOM

Windows to the side aspect and door to staircase rising to the first floor. Opening plan to:

### KITCHEN

Fitted with a range of base and eye level units, butler sink, integrated dishwasher and fridge, space for range style cooker with extractor hood over, central island with granite worktop and breakfast bar. Windows to the rear aspect and part-glazed door to the rear garden. Door to:

### UTILITY/BOOT ROOM

Fitted with base and eye level units, stainless steel sink and space and plumbing for washing machine and tumble dryer. Access to loft space, windows to the side aspect and part-glazed door to the rear garden.

### FAMILY ROOM

Window to the front aspect and part-glazed door to the rear garden. Handsome inglenook fireplace with wood burning stove.

### SITTING ROOM

Bay window to the front aspect. Door to:

### OFFICE

Window to the front aspect.

### SNUG

Obscure glazed sash window and door with stained glass panel to the side aspect.

Built-in airing cupboard and door leading to staircase rising to the first floor. Door to:

### SHOWER ROOM

Comprising pedestal wash basin, low level WC and shower enclosure. Window to the rear aspect.

## FIRST FLOOR

### LANDING

Accessed via staircase from the dining room. Built-in wardrobe and doors to adjoining rooms.

### BEDROOM 2

Sash window to the front aspect and window and part-glazed door to the side aspect (not in use).

### BATHROOM

Comprising pedestal wash basin, panelled bath with shower attachment, low level WC, bespoke fitted vanity units and window to the rear aspect.

### BEDROOM 1

Central redbrick fireplace with built-in wardrobes to either side. Door to:

### SECOND LANDING

Accessed via staircase from the snug. Doors to adjoining rooms.

### BEDROOM 3

Window to the front aspect.

### BEDROOM 4

Sash window to the side aspect. Door to staircase rising to:

## SECOND FLOOR

### ATTIC ROOM 1

Window to the side aspect and doors to:

### ATTIC ROOM 2

Window to the rear aspect.

### ATTIC ROOM 3

Window to the front aspect.

## OUTSIDE

The property enjoys a pleasant plot within the heart of the village with gated access to the front, rear and side. To one side of the property is a detached garage and a driveway providing access to a second garage with parking in front. The garden is predominantly laid to lawn with mature beds and hedges bordering, an Indian sandstone paved terrace for al fresco entertaining and a storage room (2.25m x 2.1m).

### GARAGE 1

Tandem garage with double timber doors, windows to both side aspects and personal door to the side.

### GARAGE 2

Tandem garage with up and over door, windows to front and rear aspects, power and lighting connected and ladder leading to the boarded loft space (9.76m x 2.4m - head height of 1.66m).

## MATERIAL INFORMATION

- Tenure - Freehold
- Annual service charge amount - N/A
- Service charge review period - N/A
- Council tax band - F

## VIEWINGS

By appointment through the Agents.















Guide Price £935,000  
Tenure - Freehold  
Council Tax Band - F  
Local Authority - Uttlesford District Council









Approximate Gross Internal Floor Area : 251.40 sq m / 2706.04 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.