



The Row, Hadstock, CB21 4NY

CHEFFINS

## The Row

Hadstock,  
CB21 4NY

- Character cottage
- Sitting room with fireplace
- Spacious kitchen/dining room
- Three bedrooms
- Refitted bathroom
- Generous garden

A charming, three bedroom cottage offering beautifully presented accommodation throughout. The property enjoys an attractive, landscaped garden measuring approximately 125ft and off-street parking.

3 1 2

**Guide Price £475,000**





## LOCATION

Hadstock is a pretty unspoilt village set in rolling countryside. The nearby well regarded village of Linton offers a good range of local amenities including shops, public houses, post office, primary and junior schools and a college with its own sports centre. The market town of Saffron Walden is 5 miles away and the University City of Cambridge 13 miles. There is a school bus that goes to Saffron Walden County High School and Ashdon Primary School. Audley End mainline station which offers a commuter service into London's Liverpool Street is 8 miles and the M11 access is 7 miles.

## GROUND FLOOR

### ENTRANCE HALL

Solid oak entrance door with double glazed viewing panel, double glazed window to the side aspect, terracotta tiled flooring and further timber door with bulls eye window leading to:

### SITTING ROOM

A beautiful room with a pair of double glazed windows to the front aspect with fitted shutters overlooking the garden and street scene. Fireplace with stove, flagstone hearth and exposed timbers, door with staircase rising to the first floor and understairs storage cupboard. Two steps lead up to:

### KITCHEN/DINING ROOM

The hub of the house, offering modern day open plan living. The kitchen area comprises a range of base and eye level units with solid woodblock work surface over and a butler sink, space for range cooker, washing machine, dishwasher and fridge freezer. Built-in cupboard housing the boiler and space for tumble dryer. The room enjoys a good degree of light via a number of double glazed windows and a pair of double glazed doors providing views and access onto the terrace and garden beyond.

### CLOAKROOM

Comprising low level WC, wash basin and obscure double glazed window.

## FIRST FLOOR

## LANDING

A split level landing with double glazed window to the side aspect.

### BEDROOM 1

Double glazed window to the front aspect with views over the garden and street scene. Fitted with a bespoke range of wardrobes with cupboards above and exposed floorboards.

### BEDROOM 2

Double glazed window to the rear aspect with fitted shutters overlooking the garden and terrace. Fitted cupboard/wardrobe space and exposed floorboards

### BEDROOM 3

Double glazed window to the front aspect with views. Fitted shelving, built-in storage cupboard and exposed floorboards.

## BATHROOM

More recently refitted with a Victorian style suite comprising Albion roll-top bath with claw feet, vanity wash basin with cupboard below, large shower enclosure, low level WC with hidden cistern, Mandarin stone tiling, exposed floorboards, heated towel rail and double glazed window to the rear aspect.

## OUTSIDE

The property forms part of this picturesque village. To the front of the property is a gravelled driveway providing ample off-street parking with a retaining wall and natural stone steps leading up to the garden which is mainly laid to lawn with steps

leading to the entrance door. To the side of the property is a path leading to the rear garden which is a particular feature of the property. A private, al fresco entertaining space incorporating an arched brick wall and natural stone steps leading up to the main garden which is mainly laid to lawn. The garden, which measures approximately 125ft and enjoys a good deal of privacy. To the rear of the garden is an established vegetable garden with a further seating area.

## AGENT'S NOTES

- Tenure – Freehold
  - Council Tax Band – D
  - Property Type – End terraced cottage
  - Property Construction – Brick with tiled roof
  - Number & Types of Room – Please refer to the floorplan
  - Square Footage – 982.09 sqft
  - Parking – Off-street parking for 2-3 cars
- UTILITIES/SERVICES
- Electric Supply – Mains
  - Water Supply – Mains
  - Sewerage – Mains
  - Heating – Mains gas
  - Broadband – FTTC
  - Mobile Signal/Coverage – OK
  - Rights of Way, Easements, Covenants – An unused right of way across the back of the properties.
  - Conservation Area – Yes

## VIEWINGS

Strictly by appointment with the Agents.







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

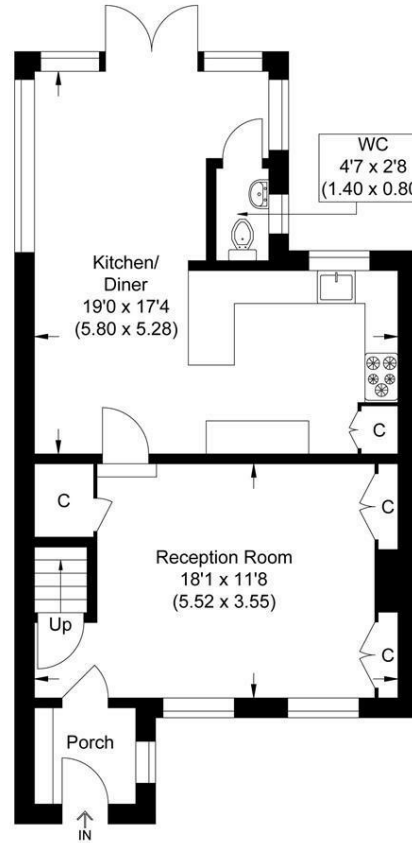
Guide Price £475,000

Tenure - Freehold

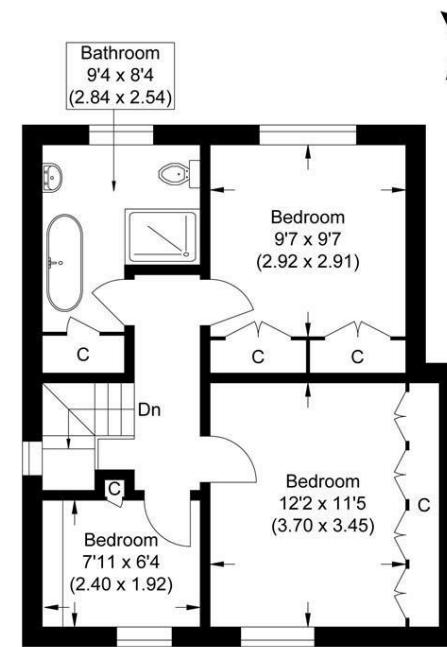
Council Tax Band - D

Local Authority - Uttlesford

Approximate Gross Internal Area  
91.24 sq m / 982.09 sq ft



Ground Floor



First Floor

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.