



Cambridge Road, Littlebury, CB11 4TL



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Littlebury,
CB11 4TL

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Guide Price £1,200,000

- Grade II Listed farmhouse
- Reception room with inglenook fireplace
- Well-appointed kitchen/dining room & utility
- Five bedrooms
- Private gardens & double garage
- Ideally located for commuters

A handsome, Grade II Listed farmhouse set in the heart of this picturesque village. The property enjoys a wealth of original period features and accommodation over three floors, together with a good sized garden and detached double garage. Well-placed for commuters to London, Cambridge and schools.





LOCATION

The very popular and pretty village of Littlebury has a fine Church and Public House. It is only 1 mile from the market town of Saffron Walden which has excellent shopping, schooling and recreational facilities. Audley End Mainline station (London Liverpool Street - 57 mins) is 2 miles and the M11 (Jt 9 - South only) is approximately 3 miles.

GROUND FLOOR

RECEPTION HALL

An impressive and welcoming reception hall with timber entrance door and three quarter height sash window to the front aspect, inglenook fireplace and engineered oak flooring which extends through to the adjoining reception room. Staircase rising to the first floor and door to further staircase leading to the cellar/basement.

SITTING ROOM

A dual aspect room with three quarter height sash window to the front aspect and a pair of glazed doors providing access and views to the terrace and garden. Fireplace with Aga log burning stove.

SNUG

Three quarter height sash window to the front aspect and further window to the side aspect. Victorian style fireplace with granite hearth and built-in airing cupboard housing the hot water cylinder.

REAR HALLWAY

A later addition to the property, constructed with a solid oak frame with a series of windows and door providing access and views to the rear garden and terrace, in turn leading to:

KITCHEN/BREAKFAST ROOM

Another impressive room with high ceiling. The kitchen comprises a range of base and eye level units with hardwood work surface and sink, incorporating a matching central island with breakfast bar, integrated wine cooler and further sink. Appliances include integrated dishwasher, range cooker, space for American style fridge freezer. Windows to two aspects and a glazed stable door providing access to the garden.

UTILITY ROOM

Base units with worktop space over and space for washing machine and built-in cupboard housing the boiler. Windows to two aspects overlooking the street scene.

CLOAKROOM

Comprising low level WC and wash basin.

CELLAR/BASEMENT

A useful space, currently used as a gym, with good head height, plastered walls and ceiling, tiled flooring, central heating radiator and a number of cupboards.

FIRST FLOOR

LANDING

Window to the rear aspect overlooking the garden and staircase rising to the second floor.

BEDROOM 1

A dual aspect room with windows overlooking the street scene and garden. Built-in wardrobes.

BEDROOM 2

Window to the front aspect overlooking the street scene, Victorian fireplace and built-in wardrobes.

BEDROOM 3

Window to the front aspect overlooking the street scene, Victorian fireplace and built-in wardrobe.

SHOWER ROOM

Comprising large shower enclosure, WC and vanity wash basin. Obscure glazed window.

SECOND FLOOR

LANDING

Window to the rear aspect and doors to adjoining rooms.

BEDROOM 4

Velux skylight with fitted blind to the rear aspect, built-in wardrobes and door to:

EN SUITE

Comprising free-standing bath, vanity wash basin, WC and Victorian style cast iron radiator. Velux window with fitted blind.

BEDROOM 5

Window to the side aspect and built-in wardrobes.

OUTSIDE

The farmhouse is located in the heart of this picturesque village, well-placed for commuters with easy access to road and rail networks and schools. To the side of the property is a shared driveway, in turn leading to the private parking area adjacent to the detached garage. In addition, there is a

pedestrian gate with paved pathway leading to the terrace and entrance door. Adjoining the property are paved terraces with outside lighting. The main garden is laid to lawn with mature shrubs and bushes.

DETACHED DOUBLE GARAGE

A versatile space offering scope for conversion (subject to needs and relevant approval). Accessed via a pair of doors to the front with pedestrian door to the side from the garden and a pair of windows providing natural light. Power and lighting connected. Above the garage there is attic space providing useful storage space and further scope for potential conversion. To the rear of the garage is a former vegetable patch.

AGENT'S NOTES

- Tenure - Freehold
- Council Tax Band - G
- Property Type - Detached house
- Property Construction - Timber framed with slate tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 2757.39
- Parking - Double garage and driveway
- UTILITIES/SERVICES
- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Oil fired boiler with radiators
- Broadband - Fibre to the Property
- Mobile Signal/Coverage - OK

- Rights of Way, Easements, Covenants - Right of way across private road to driveway
- Listed - Grade II Listed
- Conservation Area - Yes

VIEWINGS

By appointment through the Agents.





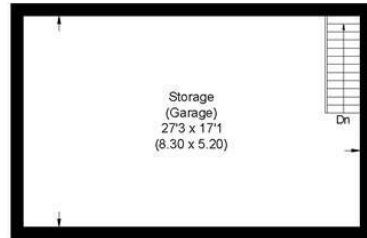




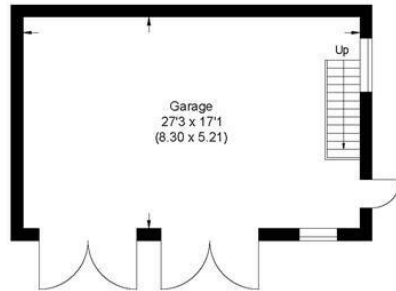
Guide Price £1,200,000
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Local Authority - Uttlesford



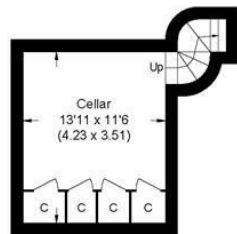
Approximate Gross Internal Area
 256.17 sq m / 2757.39 sq ft
 (Excludes Garage/Storage)
 Garage/Storage Area : 86.49 sq m / 930.97 sq ft
 Total Area : 342.66 sq m / 3688.36 sq ft



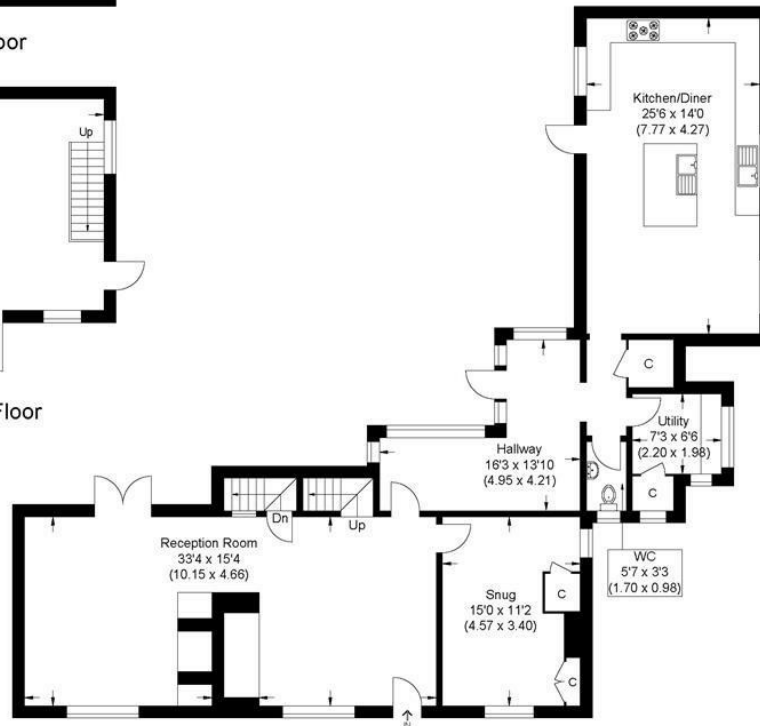
Garage First Floor



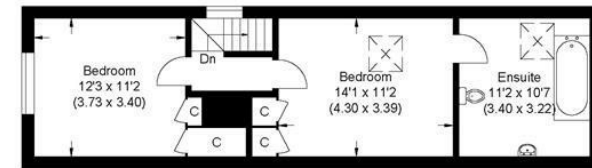
Garage Ground Floor



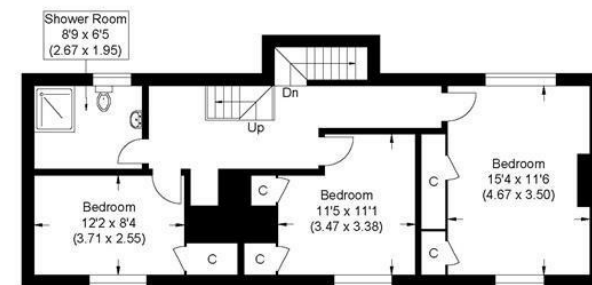
Lower Ground Floor



Ground Floor



Second 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.