



Little Bardfield, CM7 4TU



Little Bardfield,  
CM7 4TU

- Unlisted cottage
- Numerous character features
- Grounds of approx. 1.7 acres
- Triple garage/workshop with annexe/office space above
- Idyllic location surrounded by open countryside

A charming, unlisted cottage enjoying a wealth of character, set in delightful, mature grounds of approximately 1.7 acres. The property is surrounded by open countryside and enjoys a large workshop/garage complex with office space above.

3 2 4

**Guide Price £900,000**





## LOCATION

The property is set in a rural location between Thaxted and Great Bardfield. Both these attractive villages offer a wide variety of shops providing most day to day requirements. There is local schooling. The larger towns of Great Dunmow and Saffron Walden are a short distance away with Cambridge within easy commuting distance.

## GROUND FLOOR

### ENTRANCE HALL

A solid oak entrance door and leaded window to the front aspect, deep built-in airing cupboard and staircase rising to the first floor with understair storage cupboard.

### SITTING ROOM

An impressive vaulted reception room with leaded windows to three aspects incorporating a bay window with window seat and a glazed door providing access to the terrace and garden. Fireplace with inset stove, wrought iron spiral staircase leading up to the mezzanine study area with bespoke leaded window providing additional natural light.

### SNUG

Leaded bay window to the front aspect, fireplace with exposed brickwork and inset stove. Open plan to:

### DINING ROOM

A pair of glazed doors providing access and views to the garden. Door leading to the kitchen and further door to:

### FAMILY ROOM

A dual aspect room with leaded window to the side aspect overlooking the garden and a pair of glazed doors providing access to the outdoor space.

### KITCHEN/DINER

Comprising a range of base and eye level units, moulded sink units, integrated fridge, dishwasher and oven. Leaded window overlooking the front terrace, garden and driveway. The breakfast area enjoys a vaulted ceiling and a pair of glazed doors and windows providing a good degree of natural light and views over the garden.

### LOBBY

Exposed brick flooring.

### ENCLOSED PORCH

Glazed door from the front terrace and windows overlooking the garden. Exposed brick flooring.

### UTILITY ROOM

Base and eye level units with sink, space for washing machine and tumble dryer above and floor mounted boiler. Leaded window overlooking the garden.

### CLOAKROOM

Comprising WC, wash basin and leaded window.

### BEDROOM 1

Leaded window overlooking the front garden and door to:

### EN SUITE

Comprising shower enclosure, vanity wash basin, WC and leaded window.

### BEDROOM 2

Leaded windows to two aspects, fitted bedroom furniture incorporating a number of wardrobes and drawers.

### BATHROOM

Comprising deep cast iron bath with shower over, WC, vanity wash basin and obscure leaded window.

### FIRST FLOOR

### BEDROOM 3

Leaded window overlooking the garden, access to the eaves storage space and door to:

### SHOWER ROOM

Comprising shower enclosure, vanity wash basin and WC.

### OUTSIDE

The property is comfortably set in delightful, mature grounds of approximately 1.7 acres, surrounded by countryside. It is approached via an extensive gravelled driveway providing access to the detached garage/workshop complex. The gardens are a particular feature of the property, having been lovingly planted and cared for over a number of years. They are mainly laid to lawn with a number of mature trees, shrubs and bushes, extensive flowerbeds, vegetable patches and a small paddock ideal for equestrian needs or smallholding.

### GARAGE COMPLEX

Comprising three garages; one to the front of the building, in turn leading to two further bays with doors accessed from the driveway. An internal staircase leads up to the HOME OFFICE comprising two rooms. The garage complex offers a multitude of uses, dependent upon needs, including home office, gym or annexe (subject to relevant approval).

### AGENT'S NOTES

- Tenure - Freehold
- Council Tax Band - G
- Property Type - Detached cottage
- Property Construction - Brick with thatched and tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 1956.34
- Parking - Triple bay garage and driveway
- UTILITIES/SERVICES
- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Private septic tank
- Heating - Oil fired boiler with radiators and wood burning stove
- Broadband - Fibre to the Cabinet available in area
- Mobile Signal/Coverage - Good

### VIEWINGS

By appointment through the Agents.














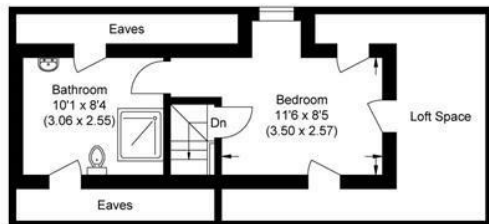
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>63</b>
(39-54) <b>E</b>		<b>36</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



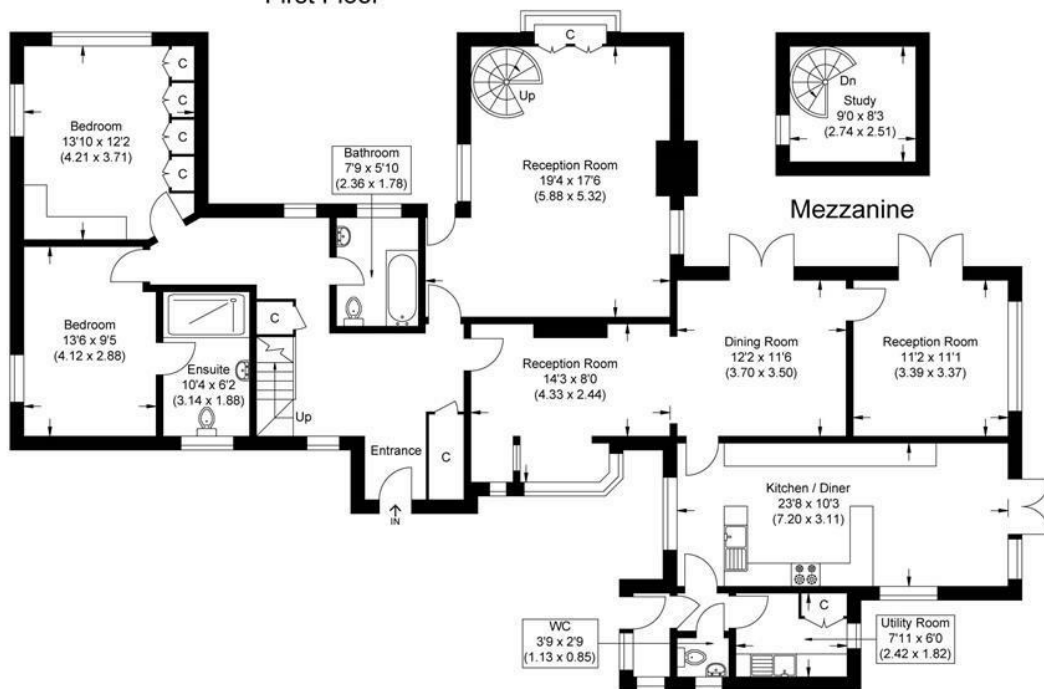
Guide Price £900,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - Uttlesford



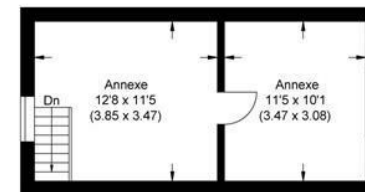
Approximate Gross Internal Area  
 181.75 sq m / 1956.34 sq ft  
 (Excludes Garage, Eaves, Annexe & Mezzanine)  
 Mezzanine Area 6.88 sq m / 74.05 sq ft  
 Annexe Area 25.02 sq m / 269.31 sq ft  
 Garage Area 59.24 sq m / 637.65 sq ft



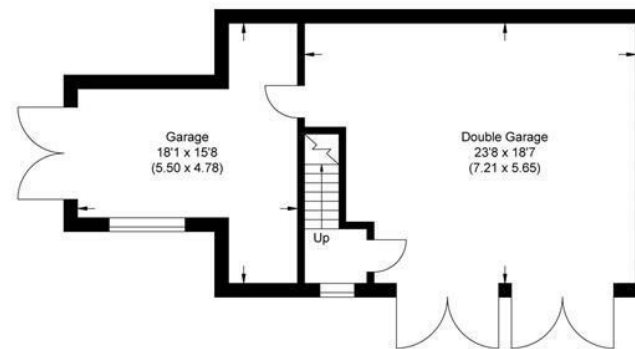
First Floor



Ground Floor



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



8 Hill Street, Saffron Walden, CB10 1JD  
01799 523656 | saffron-walden@cheffins.co.uk | cheffins.co.uk



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.