



Little Walden, CB10 1XA

CHEFFINS

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CB10 1XA

- Stunning detached residence
- Beautifully presented throughout
- Accommodation of approx. 4,100 sqft
- Well-tended, mature grounds of approx. 1.5 acres
- Picturesque village location
- Conveniently located for access to Saffron Walden and Cambridge

A magnificent Georgian style residence set in a tucked-away location approximately 2 miles from Saffron Walden. The impressive accommodation measures approximately 4100 sq ft and has been fully refurbished within the last 10 years. Set in delightful mature grounds of approximately 1.5 acres.

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Guide Price £2,100,000





LOCATION

The small village of Little Walden is located approximately 2 miles north of Saffron Walden. Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

Nestled down a leafy private lane, this magnificent Georgian-style home is approached via a sweeping gravel driveway, set against the backdrop of an established front garden, complete with natural pond and paved patio area.

Refurbished and extended in 2015, the impressive 4,100 sq ft house has an elegant yellow brick exterior with attractive turret, and incorporates architectural features of the Georgian era including charming bay windows with ornate window brick arches. The elegant pillared entrance porch adorned with pretty wisteria sets the tone for the stylish interiors.

Stepping through the front door into a welcoming double-height ceiling hallway, the high standard and quality of finish is immediately apparent, with oak flooring and underfloor heating.

To the left of the entrance hall is a beautiful and spacious sitting room, rich in character features including a decorative fireplace, Georgian-style coving and arched alcoves. It is also bathed in natural light from the dual-aspect French doors which open out to the patio at the front and garden to the rear.

On the right of the hallway is a formal dining room with pretty arched French doors leading out onto the front garden, elegantly finished with feature wallpaper and oak flooring.

Further round the hallway is the expansive kitchen/dining/ family room. This hub of the home is flooded with light from the three sets of French doors which open out onto the garden from the octagonal bay-style dining area. The modern kitchen is designed by Goddards and features elegant Corian work tops, a mix of white and grey units and integrated Siemens appliances creating a crisp, clean finish. There's a large kitchen island / breakfast bar for informal dining, whilst ceramic tiled flooring, complete with underfloor heating, adds to the comfort and luxury of the space.

Additional ground floor spaces include a characterful second entrance with exposed brickwork and double-height ceiling, a bright and warm snug/family room for informal relaxation, a versatile study that could also serve as a boot room, as well as a utility room.

Upstairs, the timeless elegance continues with five chic and peaceful bedrooms. The sumptuous master bedroom benefits from dual aspect windows offering far-reaching views to the front of the property, and is finished in a calming colour palette, creating a tranquil oasis for relaxation. It also benefits from an ensuite bathroom with both bath and shower, as well as a dressing area with fitted wardrobes. Two other bedrooms include fitted wardrobes and ensuites, and there is an additional family

bathroom.

Set within 1.5 acres of meticulously maintained mature gardens, the property offers plenty of outdoor space to enjoy. The rear garden features a delightful pergola and versatile outbuildings.

For those looking for even more space or potential for additional living or working areas, planning permission is in place for an annex.

This unique and beautifully crafted Georgian-style home offers the perfect blend of character, luxury, and modern convenience.

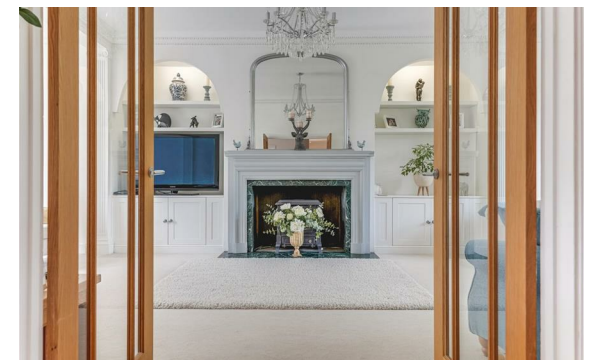
AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

Under Section 21 of the Estate Agents Act 1979 we are obliged to draw to your attention that the vendor of this property is related to a Cheffins employee.

VIEWINGS

By appointment through the Agents.












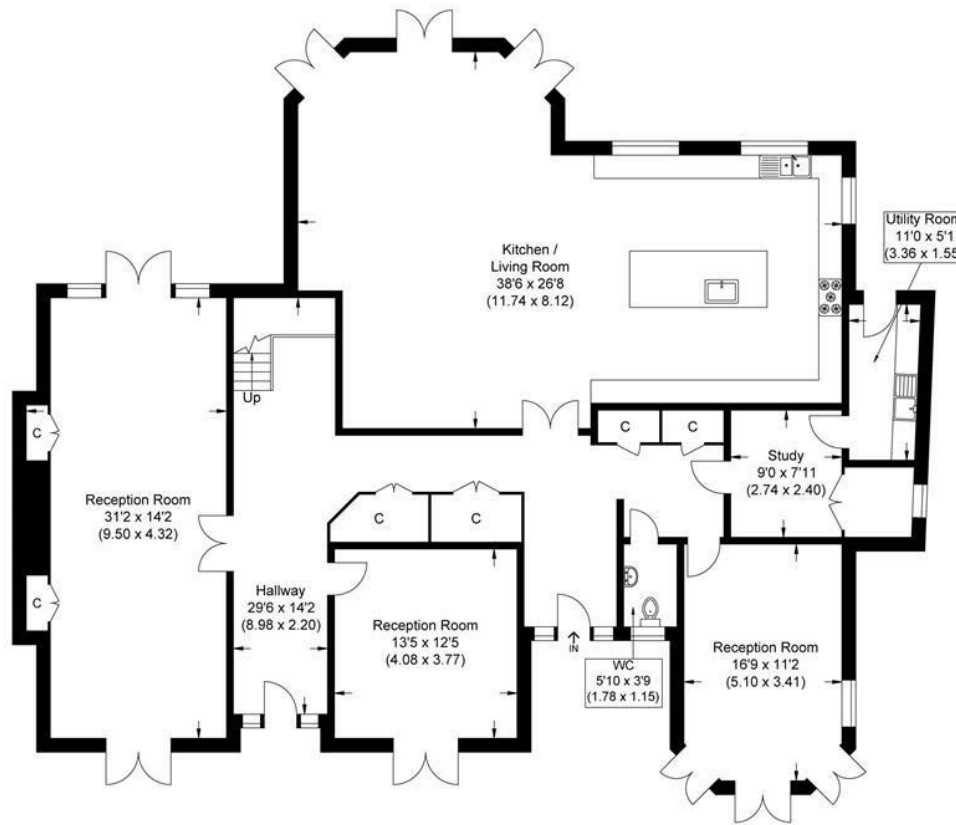
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			67
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Guide Price £2,100,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - Uttlesford



Approximate Gross Internal Area
381.59 sq m / 4107.40 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.