



Walden Road, Little Chesterford, CB10 1UF

CHEFFINS

Walden Road

Little Chesterford,
CB10 1UF

- Beautifully presented detached home
- Impressive kitchen/dining/family room
- Four bedrooms
- En suite bathroom & shower room
- Generous gardens with outbuildings
- Tucked-away semi-rural location
- Offered chain free

A handsome, double fronted, 19th Century house set in a tucked-away location adjoining Audley End Estate. The property has undergone enlargement and extensive refurbishment, with scope for further enlargement subject to needs and relevant approval. NO UPWARD CHAIN

4 2 2

Guide Price £1,100,000





LOCATION

The highly regarded and much sought after village of Little Chesterford is conveniently situated just 1 mile from access on to the M11 motorway at Stumps Cross (jt 9). The market town of Saffron Walden with its extensive range of shopping, schooling and recreational facilities is situated about 3 miles south and the University City of Cambridge is about 12 miles north. For the commuter there are main line stations in the neighbouring village of Great Chesterford and Audley End providing us with a commuter service to London's Liverpool Street.

GROUND FLOOR

ENTRANCE HALL

Glazed entrance door with oak framed porch over and staircase rising to the first floor.

KITCHEN/DINING/LIVING ROOM

The hub of the home providing a contemporary, open plan living space. The kitchen is fitted with an extensive range of bespoke, handmade cupboards with granite worktop space, together with a large central island incorporating breakfast bar, electric four oven Aga with adjoining two oven companion Aga and ceramic hob, butler sink, dishwasher and space for fridge freezer. In the dining area is a Victorian fireplace with shelving to either side. The room enjoys a good degree of natural light and panoramic views over the garden and terrace.

INNER HALL

Fitted storage cupboards and small work area. Leading to:

UTILITY ROOM

A spacious utility room fitted with a range of handmade units with granite worktop space, butler sink, space for washing machine and tumble dryer. Window to the rear aspect and glazed stable door providing access to the outdoor space and garden.

CLOAKROOM

Comprising WC and wash basin.

SITTING ROOM

A dual aspect room with bay window to the front aspect and two pairs of glazed doors enjoying views over the adjoining terrace, pergola and garden. Free-standing contemporary stove and built-in media cupboards and shelving.

FIRST FLOOR

LANDING

Window to the front aspect overlooking the garden and Audley End Estate. Fitted bookcase.

BEDROOM 1

Window to the front aspect with views and solid oak flooring. Dressing area fitted with a range of wardrobes and window to the side aspect overlooking the garden and beyond. Door to:

EN SUITE

Comprising bath, separate shower enclosure, vanity wash basin, and WC.

BEDROOM 2

Window to the front aspect and built-in wardrobe.

BEDROOM 3

A dual aspect room with windows to the rear and side aspects.

BEDROOM 4

Window to the rear aspect.

SHOWER ROOM

Comprising large shower enclosure, WC and wash basin.

OUTSIDE

The property is set in a private, tucked-away location only a short distance from Saffron Walden and road and rail commuter links. The outside space is a key asset to the property, adjoining the stunning Audley End Estate. The property is accessed via a gravelled driveway, in turn leading to a large parking area. To the front of the property are wrought iron railings and an extensive terrace to three aspects providing al fresco entertaining space. Adjoining the terrace are well-stocked flower and shrub borders and the gardens are mainly laid to lawn with a pond and a variety of mature trees. The property is set in approximately 0.4 of an acre and rents an extra 1.77 acres from Audley End Estate on license (area marked red on Promap). In addition to the house are a variety of useful outbuildings including:

SUMMERHOUSE

With a covered veranda.

GARDEN STUDIO

A versatile space which has been more recently refurbished to provide a separate work space or guest accommodation with a shower room.

WORKSHOP

A pair of timber doors and personal door to the side.

GARAGE/STORE

A pair of timber doors providing vehicular access, if required.

PLANNING PERMISSION

There is historic approved planning permission for a replacement pitched roof and formation of rooms in roof, two single storey lean-to extensions, new 2 bay cart shed and fencing. The single storey extensions have been completed, therefore holding the planning in perpetuity for the attic rooms, cart shed and fencing. Full details can be found on the Uttlesford planning website under ref: UTT/2079/06/FUL.

LAPSED PLANNING PERMISSION

There is lapsed planning permission for the demolition of the existing outbuildings to erect a garden pavilion incorporating guest bedroom suite, open carport and garden storage. Full details can be found on the Uttlesford Planning website under ref: UTT/14/1509/HHF.

AGENT'S NOTES

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

VIEWINGS

By appointment through the Agents.







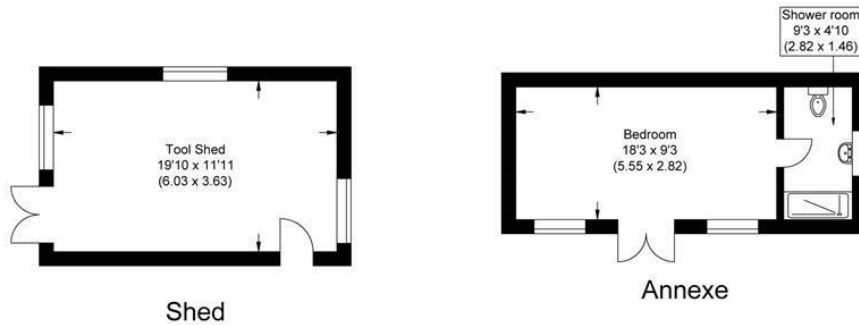
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Guide Price £1,100,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - Uttlesford







Approximate Gross Internal Area
193.01 sq m / 2077.54 sq ft
(Excluding Shed, Annexe, Garage)
Garage Area : 39.45 sq m / 424.63 sq ft
Annexe Area : 20.19 sq m / 217.32 sq ft
Shed Area : 21.89 sq m / 235.62 sq ft
Total Area : 274.54 sq m / 2955.11 sq ft

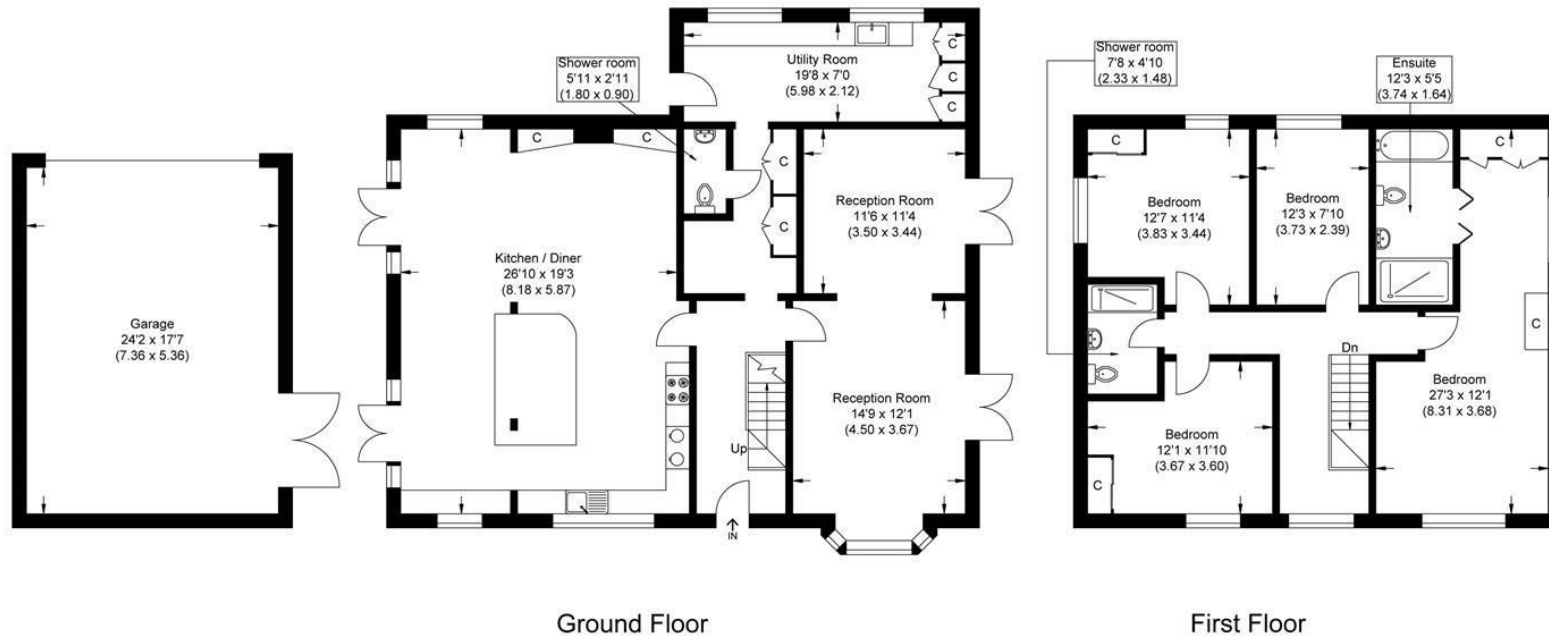


Illustration for identification purposes only, measurements are approximate, not to scale.

