



Wood End Green, Henham, CM22 6AZ

**CHEFFINS**



## Wood End Green

Henham,  
CM22 6AZ

- Wealth of exposed timbers
- Sought-after village location
- Bespoke fitted kitchen
- Renovated and extended
- Secluded landscaped garden
- Convenient location for commuters
- Cart lodge and driveway

A handsome, Grade II Listed cottage residing in a prominent position within the village looking on to Wood End Green. The property has been completely renovated, enhanced and extended to provide beautifully presented accommodation, finished to the highest of standards.

4 2 2



Guide Price £950,000





## LOCATION

Henham, one of the most sought after villages in Essex provides an excellent array of local facilities including a public house, parish church, shop, post office, gym, tennis club and local primary school. A mainline railway station is readily available at the nearby village of Elsenham. In addition, Audley End and Stansted Mountfitchet stations both offer fast commuter services to London's Liverpool Street and Cambridge. The larger village of Stansted provides further day to day shopping facilities and schooling for all ages. The market towns of Bishops Stortford and Saffron Walden offer excellent shopping and sporting facilities plus schooling. Access is available to the M11 on the outskirts of Bishop's Stortford and the A1 and Cambridge to the North and the M25 and London to the South.



## GROUND FLOOR

### ENTRANCE PORCH

Solid oak entrance door, windows to both side aspects, staircase rising to the first floor and doors to adjoining rooms.

### KITCHEN/DINING ROOM

Fitted with a range of high quality, Scandinavian base and eye level units with composite worktops, free-standing island and breakfast bar incorporating exposed timbers and wine cooler, Aga with extractor over, Siemens induction hob and electric oven, Siemens dishwasher, integrated fridge freezer and Blanco sink unit. Windows to the front and rear aspects, French doors opening to the patio and bespoke glazed door to the wine store.

### INNER HALLWAY

Double glazed window to the side aspect, space and plumbing for washing machine and tumble dryer. Door to cart lodge and door to:

### CLOAKROOM

Comprising ceramic wash basin with tiled splashbacks, low level WC, heated towel rail and Velux window.

### DINING ROOM

Open inglenook fireplace with wood burner, windows to the front and side aspects and door to:

### SITTING ROOM

Redbrick inglenook fireplace, windows to the side aspect, second staircase rising to the first floor and part-glazed door leading to the rear patio. Opening to:

### SNUG

Windows to the side aspect and French doors opening to the patio. Door to:

## OFFICE

Door to airing cupboard and window to the side aspect.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms, window to the side aspect and staircase rising to the second floor.

### MASTER BEDROOM

Window to the side aspect and door to:

### EN SUITE

Comprising bespoke walk-in glass shower enclosure, free-standing bath, low level WC and wash basin. Window to the rear aspect.

### BEDROOM 2

Window to the front aspect and tiled shower enclosure. Door to:

### WC

Comprising wash basin and low level WC.

### BEDROOM 3

Comprising wash basin and low level WC.

## SECOND FLOOR

### BEDROOM 4/DRESSING ROOM

Windows to both side aspects.

## OUTSIDE

The front garden is predominantly laid to lawn with mature trees and planting to the borders. There is a secluded seating area and gateway leading to the gravelled driveway which provides off-street parking and access to the cart lodge. To the rear there is a large paved terrace, perfect for al fresco entertaining. The rest of the garden is laid to lawn with mature flowerbeds to the borders and offers a good degree of privacy.

## CART LODGE

Power and lighting connected. Eaves storage space.

## AGENT'S NOTES

- Tenure - Freehold
  - Council Tax Band - G
  - Property Type - Detached cottage
  - Property Construction - Timber framed with thatched and tiled roof
  - Number & Types of Room - Please refer to the floorplan
  - Square Footage - 2,325
  - Parking - Garage and driveway
- ### UTILITIES/SERVICES
- Electric Supply - Mains
  - Water Supply - Mains
  - Sewerage - Mains
  - Heating - Gas fired boiler with radiators, wood burner/open fires
  - Broadband - Fibre to the Cabinet
  - Mobile Signal/Coverage - Average

- Listed - Grade II Listed
- Conservation Area - Yes

## VIEWINGS

By appointment through the Agents.











Approx gross internal floor area 216 sqm (2325 sqft)

Guide Price £950,000

Tenure - Freehold

Council Tax Band - G

Local Authority - Uttlesford

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | 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.