



# **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.



# Guide Price £950,000



Cambridge | Ely | Haverhill | Newmarket | Saffron Walden | London

# **CHEFFINS**















# **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.

# CHEFFINS

# **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.













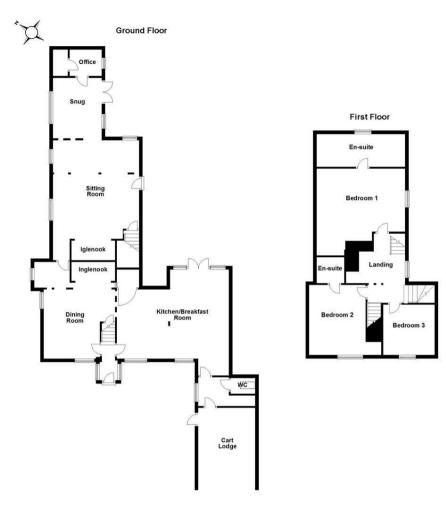


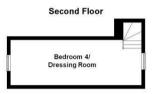


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Tenure - Freehold
Council Tax Band - G
Local Authority - Uttlesford



Approx gross internal floor area 216 sqm (2325 sqft)



