



Little Bardfield, CM7 4TS

CHEFFINS

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- Unlisted character cottage
- Accommodation over 3 floors
- Numerous period features
- Attractive south facing garden
- Double garaging
- Views over open countryside

A charming, unlisted, detached cottage enjoying a wealth of period character and charm. The property has been enlarged to provide deceptively spacious accommodation over three floors, together with a beautiful garden enjoying views over the open countryside and a pair of garages. OFFERED CHAIN FREE.

4 2 3

Guide Price £700,000





LOCATION

Little Bardfield is set between the market town of Thaxted and the attractive village of Great Bardfield, both offering a wide variety of shops providing most day to day requirements and local schooling. The larger towns of Bishop's Stortford, Saffron Walden and Great Dunmow are a short distance away with Cambridge within easy commuting distance.

GROUND FLOOR**ENTRANCE HALL**

An impressive, vaulted entrance hall with timber entrance door, leaded windows to the front and rear aspects and a glazed leaded door leading to the terrace and garden beyond. Staircase rising to the first floor.

SITTING ROOM

A dual aspect room with leaded windows to the front and side aspects, exposed timbers and an impressive fireplace with inset stove. Open plan to:

SNUG

A charming area with leaded windows overlooking the terrace and garden.

DINING ROOM

A triple aspect room with leaded windows to the front and side aspects and a pair of glazed leaded doors leading to the conservatory with views through to the garden. Fireplace with exposed brickwork and fitted shelving.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with worktop space over, ceramic sink unit, integrated dishwasher and double oven with hob above. Terracotta tiled flooring, leaded windows to the front and rear aspects and door leading to the rear terrace. Open plan to the breakfast room which has leaded windows to the front aspect.

UTILITY ROOM

Fitted with a matching range of base and eye level units with worktop space over, sink unit, integrated fridge freezer, space for washing machine and window to the side aspect.

CLOAKROOM

Comprising WC with hidden cistern, wash basin and windows to the side and rear aspects.

CONSERVATORY

The conservatory enjoys views over the terrace, garden and countryside beyond, together with a pair of glazed doors providing access to the adjoining terrace. Tiled flooring.

FIRST FLOOR**LANDING**

A pair of windows to the front aspect and staircase rising to the second floor.

BEDROOM 1

Double glazed leaded window to the rear aspect overlooking the garden and countryside beyond. Built-in wardrobes and cupboard. Door to:

BATHROOM

Comprising panelled bath, low level WC, vanity wash basin and obscure double glazed leaded window to the rear aspect and door returning to the landing.

BEDROOM 2

Bespoke window to the side aspect.

BATHROOM

Comprising panelled bath with shower over, low level WC, wash basin and leaded window to the front aspect.

SECOND FLOOR**LANDING**

Double glazed leaded window to the rear aspect with views and doors to adjoining bedrooms.

BEDROOM 3

Double glazed leaded window to the rear aspect with views.

BEDROOM 4

Double glazed leaded window to the rear aspect with views and built-in cupboard.

OUTSIDE

To the front of the property is a lawned garden with well-stocked flower and shrub borders, together with a gravelled driveway to the side with a wrought iron gate leading to the terrace and garden. Adjoining the rear of the property is a natural stone paved terrace with steps leading up to the garden which is laid to lawn. The south facing garden enjoys a number of mature trees, shrubs and bushes, together with views over the adjoining countryside. In addition, there is a greenhouse and a pair of useful garages.

GARAGES

Up and over doors providing vehicular access via a second driveway, power and lighting connected. The garages offer huge scope for conversion to a home office/studio or gym, dependent upon needs and relevant approval.

Garage 1 - 5.67m x 2.70m

Garage 2 - 5.40m x 2.86m

Workshop - 2.86m x 2.38m

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.







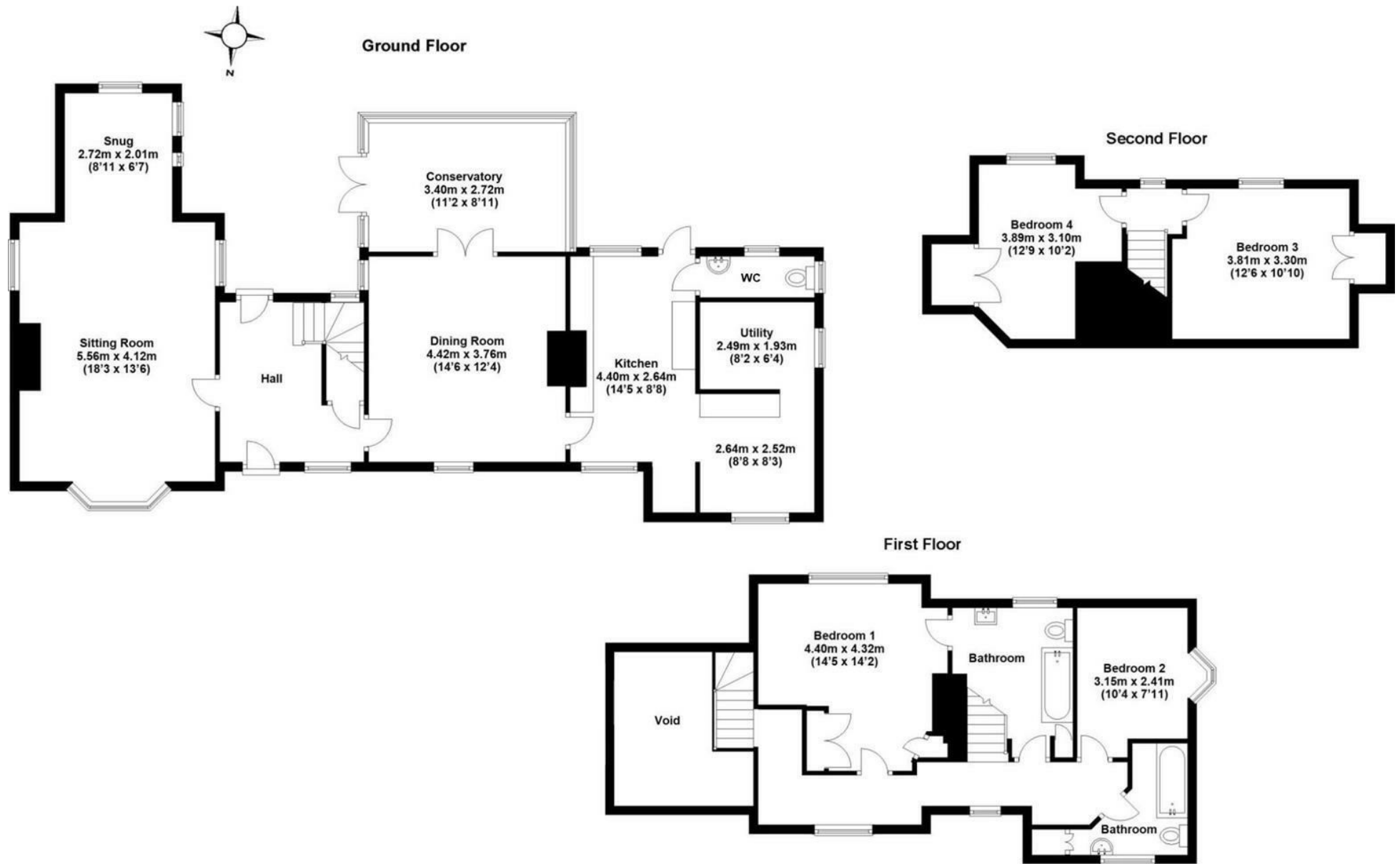


| Energy Efficiency Rating | | Current | Potential |
|--|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 78 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 40 | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC |  |



Guide Price £700,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - Uttlesford





Approx gross internal floor area 186 sqm (2000 sqft)



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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.