



**The Pudgell, Great Chishill, SG8 8SE**



## The Pudgell

Great Chishill,  
SG8 8SE

- Idyllic village setting
- Period features
- Refitted kitchen
- Four bedrooms and a study
- Driveway and garage
- Mature garden

A characterful four bedroom home situated in a half acre plot which backs onto open countryside. The property offers well proportioned accommodation, together with ample off street parking and a garage.

4 2 2

**Guide Price £900,000**





## LOCATION

The picturesque village of Great Chishill lies 8 miles west of Saffron Walden and 5 miles north east of the market town of Royston. It has a Church, popular Public House and has commanding views over surrounding countryside. Railway stations, Audley End for Liverpool Street and Royston for Kings Cross, are 6 miles from the village and the University City of Cambridge is 15 miles to the north.

## GROUND FLOOR

### ENTRANCE HALL

Entrance door, window to the rear aspect and doors to adjoining rooms.

### CLOAKROOM

Comprising pedestal wash basin, low level WC and window to the side aspect.

### SITTING ROOM

Windows to the side aspect, redbrick inglenook fireplace with wood burning stove and staircase rising to the first floor. Door to a useful storage cupboard.

### DINING/FAMILY ROOM

Feature fireplace, window to the side aspect and glazed French doors to the rear aspect.

### KITCHEN

Fitted with a range of base units with quartz worktop space over, fitted pantry cupboard, ceramic sink unit, Neff dishwasher, space for range style cooker with extractor hood over. Opening to:

### BREAKFAST ROOM

French doors opening to the garden. Door to:

## UTILITY ROOM

Fitted with base and eye level units, butler sink, space and plumbing for washing machine and tumble dryer and space for fridge freezer.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms, built-in airing cupboard, windows to the front and rear aspects and staircase rising to the second floor.

### BEDROOM 1

Windows to the side aspect and French doors opening to the rear terrace. Walk-in wardrobe with rails and shelving.

### EN SUITE

Comprising twin wash basins with vanity unit beneath, walk-in shower, low level WC, heated towel rail and window to the side aspect.

### BEDROOM 2

A vaulted room with windows to the rear and side aspects and fitted wardrobes.

### BATHROOM

Comprising panelled bath with dual shower heads over, pedestal wash basin, low level WC and heated towel rail.

## BEDROOM 3

Window to the rear aspect and fitted wardrobes.

## BEDROOM 4

Windows to the front and side aspects and fitted wardrobes.

## SECOND FLOOR

### LANDING

Window to the front aspect and door to:

### HOME OFFICE

Window to the front aspect.

## OUTSIDE

The property is approached via a driveway, in turn leading to the gravelled off-street parking area and GARAGE. The gardens extend to the front, side and rear of the property and are mainly laid to lawn with a number of mature beds, trees and hedges providing a good degree of seclusion. Adjoining the rear of the property is a raised, paved terrace for al fresco entertaining.

## AGENT'S NOTES

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

## VIEWINGS

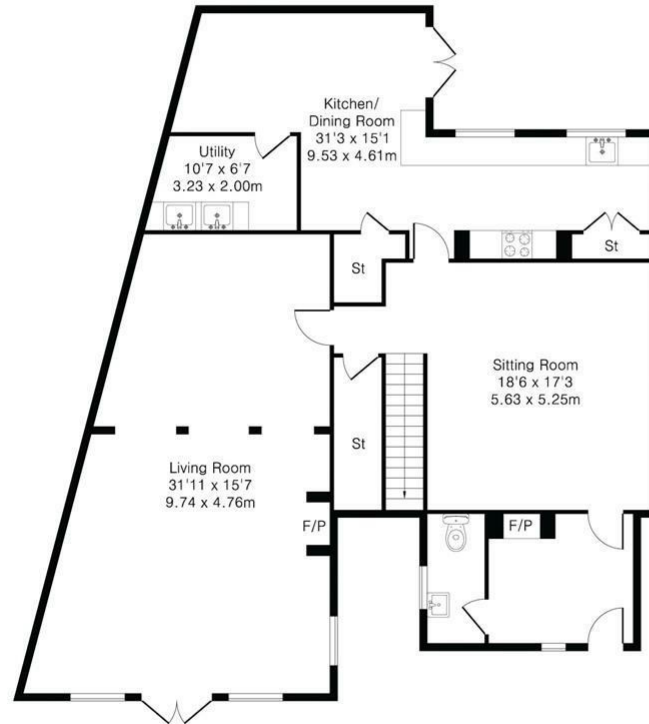
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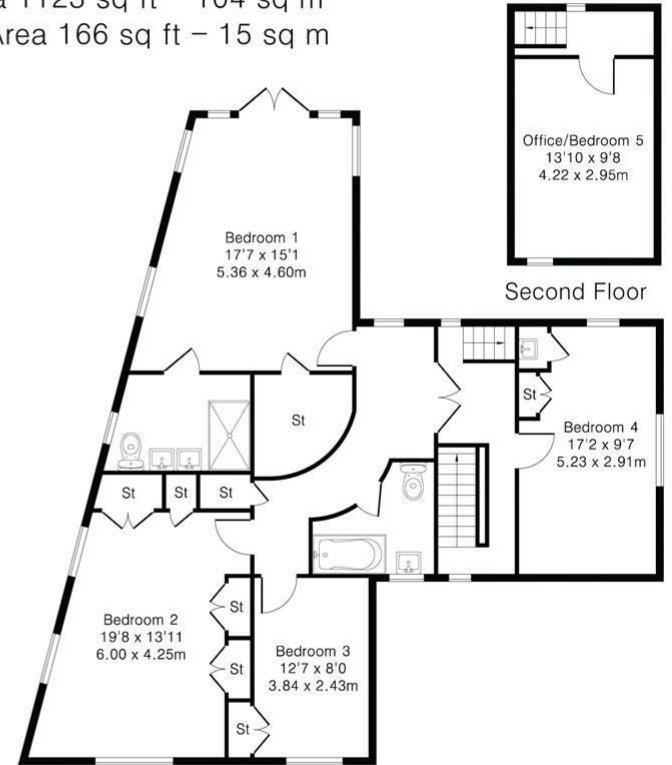




Approximate Gross Internal Area 2776 sq ft – 257 sq m  
 Ground Floor Area 1487 sq ft – 138 sq m  
 First Floor Area 1123 sq ft – 104 sq m  
 Second Floor Area 166 sq ft – 15 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		63	39
EU Directive 2002/91/EC			

Guide Price £900,000

Tenure - Freehold

Council Tax Band - G

Local Authority - South Cambridgeshire



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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.