



High Street, Great Chesterford, CB10 1PL

CHEFFINS

High Street

Great Chesterford,
CB10 1PL

- Detached family home
- Beautifully presented accommodation throughout
- Numerous character features
- Triple bay garage & off-street parking
- Sought-after village location
- Ideally located for commuters

An exceptional four bedroom family home, set in the heart of Great Chesterford, one of the area's most sought after villages. Packed with charm and character, the property offers the perfect blend of country cottage and modern day living, set in a highly-commutable location, ideal for those working in both London or Cambridge.

4 2 4

Guide Price £900,000





LOCATION

The property sits in the centre of Great Chesterford. The village is one of the region's most popular locations, partly due to its mainline train station which has services into London Liverpool Street and Cambridge. In addition, the village has a fantastic community, with a well-regarded primary school, two doctor's surgeries, two pubs, a bakery/delicatessen, a range of sports clubs and a large recreation ground. In addition, Great Chesterford is in catchment for the highly-regarded Saffron Walden County High School. The village has an hourly bus service to Saffron Walden and Cambridge, as well as easy access to the M11 and A11 motorways.

This picture-perfect cottage is set behind a brick and flint wall with a pretty gravelled front garden including an apple tree, extensive planting, and a cobbled pathway leading to the front door. A smart hallway leads to a striking, wide staircase, which to one side has access to a stunning open plan kitchen/living area, which includes a partly vaulted glass roof, flooding the room with natural light. The recently refitted kitchen features exposed beams, a large dining area and a large walk-in pantry with travertine flooring throughout. It has solid oak work surfaces, a double ceramic butler sink, a SMEG oven and a door leading to the rear garden. Leading from the kitchen is the main living space, with oak flooring and French doors which again leads to a courtyard-style garden. Beyond the living space, Crittall doors lead to the sun room, a stunning modern space with two sets of bi-folding doors. From the sun room is a large sitting room, which has an impressive fireplace with a woodburner and further exposed beams, creating an inviting and cosy space. In turn, the sitting room leads to a further reception room, providing options for a separate office space, and the downstairs loo.

The first floor includes four large double bedrooms. The main bedroom sees high vaulted ceilings, wooden flooring and a door which leads onto a terrace, overlooking the village rooftops. Bedroom two also has vaulted ceilings and a Juliet balcony, as well as a recently added shower room, which has been finished to a high standard with Mandarin Stone tiles, Burlington appliances and parquet-style flooring. In addition, there are two further bedrooms, both with significant amounts of storage and a recently refitted family bathroom, again finished to a high specification, with a freestanding bath and a separate shower.

Outside, Dove Cottage has a large courtyard style garden area which is accessed via the kitchen, family room and the sun room and is perfect for outdoor entertaining. With a large herb bed, a gravelled seating area and a number of mature trees, this area is a suntrap, and has a high degree of privacy. Beyond the courtyard garden, steps lead to a large lawned area, with mature trees, extensive planting and a further gravelled entertaining space. The gardens have been planted with a number of specimen plants and also have an enormous wisteria, which covers two sides of the boundary and flowers prolifically in the spring. The gardens also include a large shed and side access to the front of the house.

In addition there is a stunning triple garage, which sees vaulted ceilings under a tiled roof, together with off road parking for two cars.

PLANNING PERMISSION

The property benefits from approved Planning Permission to convert the garages into a self-contained annexe with a kitchen/living area, one bedroom and a shower room. Other works approved under the planning consent have already been completed, therefore the approval is held in perpetuity. Full details can be found on the Uttlesford planning website under ref: UTT/15/1530/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		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £900,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - Uttlesford



Approximate Gross Internal Area
196.19 sq m / 2111.77 sq ft
(Excludes Garage)
Garage Area 40.39 sq m / 434.75 sq ft



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

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