



Finchingfield Road, Hempstead, CB10 2PR

CHEFFINS

Finchingfield Road

Hempstead,
CB10 2PR

- Grade II Listed cottage
- Sitting room with wood burner
- Refitted kitchen
- Two double bedrooms & large storage/study room
- Private garden and off-road parking
- Stunning rural location with countryside views

A charming, Grade II Listed, semi detached cottage set in an idyllic rural location, surrounded by open countryside. The property offers well-presented accommodation throughout and is offered CHAIN FREE.

2 1 1

Guide Price £350,000





LOCATION

The well-regarded village of Hempstead, which has a thriving village community and a Church, is 8 miles from the market town of Saffron Walden, which offers an excellent range of shopping, schooling and recreational facilities, including a leisure centre with swimming pool and an 18 hole golf course. Audley End mainline station is 10 miles and the M11 access point at Stumps Cross (junction 9 – south only) is about 13 miles. The charming village of Finchingfield, with its local shops, post office and pubs, is approximately 5 miles away.

GROUND FLOOR

ENTRANCE PORCH

Entrance door and further door to:

LIVING ROOM

A well-proportioned dual aspect room with windows providing a good degree of natural light and views of the surrounding countryside. Exposed brick fireplace with woodburner, doorway leading to the store/utility and staircase rising to the first floor. Door to:

KITCHEN/DINING ROOM

Refitted with a range of base and eye level units with worktop space over, sink unit, freestanding electric cooker and space for fridge freezer. Windows to the rear and side aspects and door the outside space.

STORE/UTILITY ROOM

With plumbing for washing machine.

FIRST FLOOR

LANDING

Doors to adjoining rooms.

BEDROOM 1

Window with views to open countryside and exposed timbers.

BEDROOM 2

Window with views to open countryside.

BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC.

STUDY/STORE ROOM

A good sized storage room which could be utilised as a study.

OUTSIDE

To the front there is a gravelled driveway providing off-street parking and a garden which is laid to lawn. To the rear of the property is a pretty, enclosed courtyard garden with a decked terrace and mature planting. In addition, there is a large storage/tool shed. Beyond the shed is a further lawned garden with beautiful views over the adjoining countryside.

AGENT'S NOTES

- Tenure – Freehold
 - Council Tax Band – C
 - Property Type – Semi-detached cottage
 - Property Construction – Timber framed with tiled roof
 - Number & Types of Room – Please refer to the floorplan
 - Square Footage – 1,050.55
 - Parking – Driveway
- UTILITIES/SERVICES
- Electric Supply – Mains
 - Water Supply – Mains
 - Sewerage – Private sewerage treatment plant –

shared with 2 Lakehouse Farm Cottage

• Heating – Oil fired boiler with radiators and wood burner. The oil tank for 2 Lakehouse Farm Cottages sits within the grounds of 1 Lakehouse Farm Cottages. Current vendor is making enquiries into getting this re-sited.

- Broadband – Standard Wifi connection available
- Mobile Signal/Coverage – OK

• Rights of Way, Easements, Covenants – Numbers 1 & 2 Lakehouse Farm Cottages currently sit on the same Land Registry Title (No: EX553391). The Titles for each cottage will be split during the conveyancing process. Access to the driveway is shared with the neighbouring barn.

- Listed – Grade II Listed
- Planning Permission – Neighbouring barns being converted to dwellings
- Building Safety – Vendor believes that there is asbestos cement under the roof tiles. A copy of the most recent specialist survey can be made available.

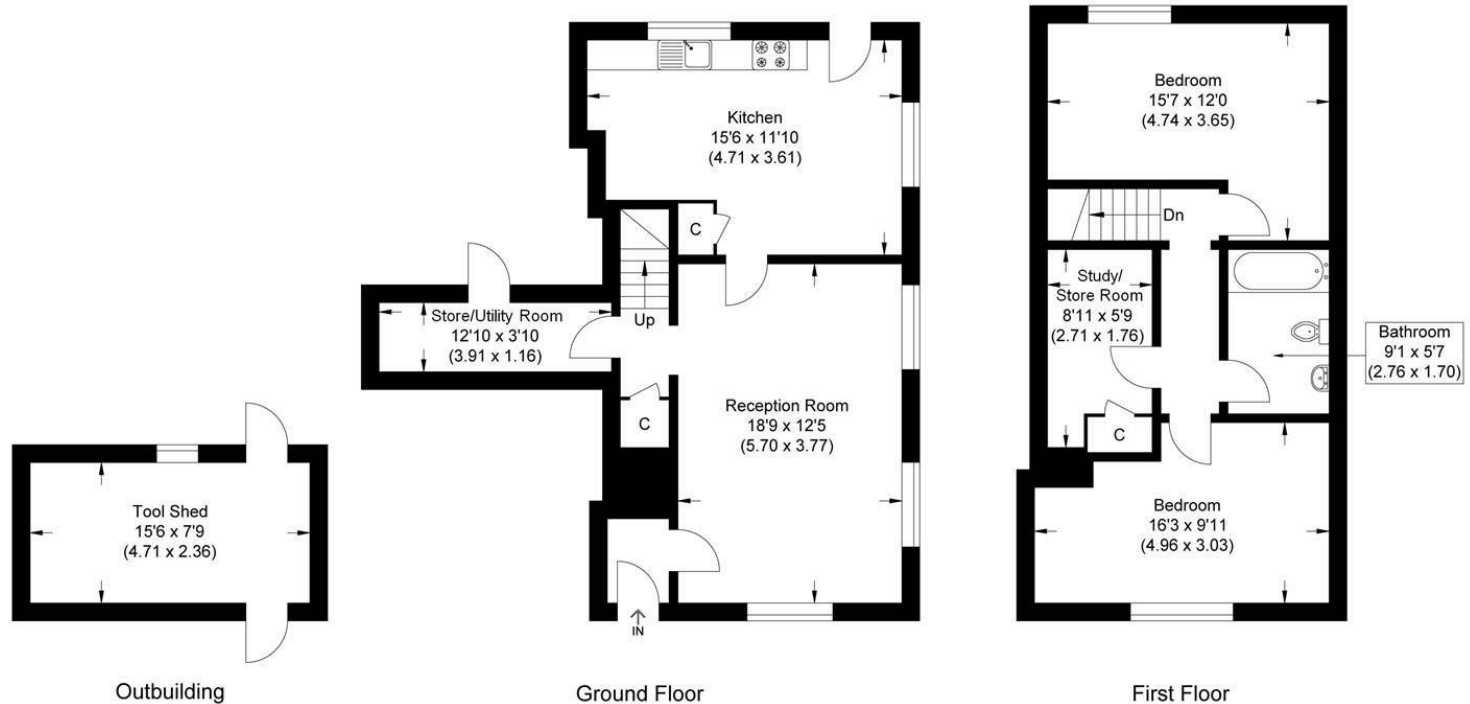
VIEWINGS

By appointment through the Agents.





Approximate Gross Internal Area
97.60 sq m / 1050.55 sq ft
(Excludes Outbuilding)
Outbuilding Area : 11.12 sq m / 119.69 sq ft



Guide Price £350,000

Tenure - Freehold

Council Tax Band - C

Local Authority - Uttlesford

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

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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.