



Holly Tree Cottage, Rickling Green, CB11 3XE



Holly Tree Cottage

Rickling Green,
CB11 3XE

3 1 2

Guide Price £525,000

- Externally insulated to provide high energy efficiency
- Refitted kitchen & bathroom
- Charming village location
- Three bedrooms
- Generous corner plot
- Off street parking

Holly Tree Cottage is a lovely, extended three bedroom family home, occupying a wonderful tucked away position, just a short stroll from the village green. The property enjoys bright and well proportioned accommodation, together with ample off street parking and a private rear garden.





LOCATION

Rickling Green is a picturesque and very popular hamlet adjoining the village of Quendon. There is an excellent primary school, inn / restaurant, one of the oldest cricket pitches in the country and a parish church. The fine old market town of Saffron Walden is approximately six miles to the north, with Bishop's Stortford 7 miles to the south and only 2 miles from Newport where there are good facilities including a main line station, Newport Free Grammar School, shops and public houses. There is fast access to Junctions 8 and 9 of the M11.

GROUND FLOOR

ENTRANCE HALL

Entrance door and window to the front aspect, staircase rising to the first floor.

SHOWER ROOM

Recently refitted and fully tiled walk-in shower room consisting of a large ceramic tray, glass screen, high pressure rainfall shower head, separate hand shower, WC, hand basin with vanity unit below, wall mounted radiator and obscure glazed windows to the front and side aspects.

UTILITY ROOM

Fitted with base and eye level units with space and plumbing for washing machine and tumble dryer and a large built-in larder cupboard. Window to the side aspect and door leading to:

KITCHEN/DINER

A superb, newly fitted kitchen with a large central island and a matching range of base and eye level, high gloss, grey units with white composite worktops, ceramic sink and integrated dishwasher, dual fuel Rangemaster with five ring gas hob, two electric ovens and extractor hood over and space for two fridge freezers. The room is filled with natural light from the patio doors leading onto the rear garden and a

window to the rear aspect. At the far end there is also space for a snug area with sofa and TV.

SITTING ROOM

A well-proportioned room with feature fireplace and window to the front aspect.

FIRST FLOOR

LANDING

Doors to adjoining rooms, built-in storage cupboard and window to the rear aspect.

BEDROOM 1

Window to the rear aspect.

BEDROOM 2

Window to the front aspect.

BEDROOM 3

Window to the rear aspect and airing cupboard housing the hot water cylinder.

OUTSIDE

The property is set on a good-sized corner plot in a quiet, tucked-away location along a no-through lane. The lane leads to a network of bridleways and footpaths through woodlands and the surrounding countryside.

To the front of the property is a

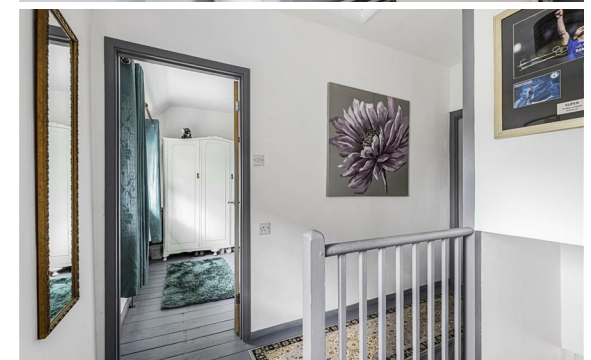
gravelled driveway providing off-street parking for several vehicles. The gardens wrap around the side and rear of the property. The side garden is laid to lawn with gated access from the lane. To the rear the garden is predominantly laid to lawn with hedges bordering providing a good degree of privacy and a timber summerhouse and storage shed.

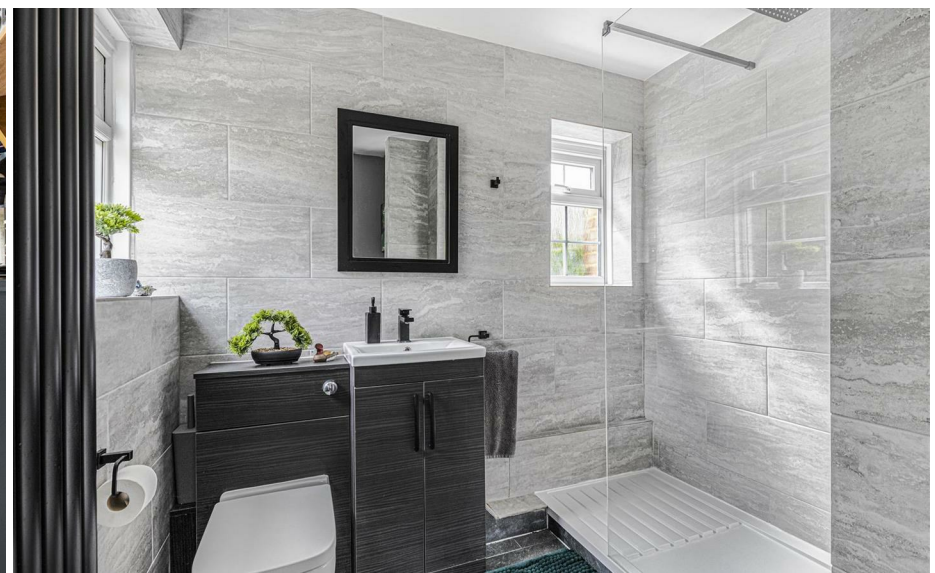
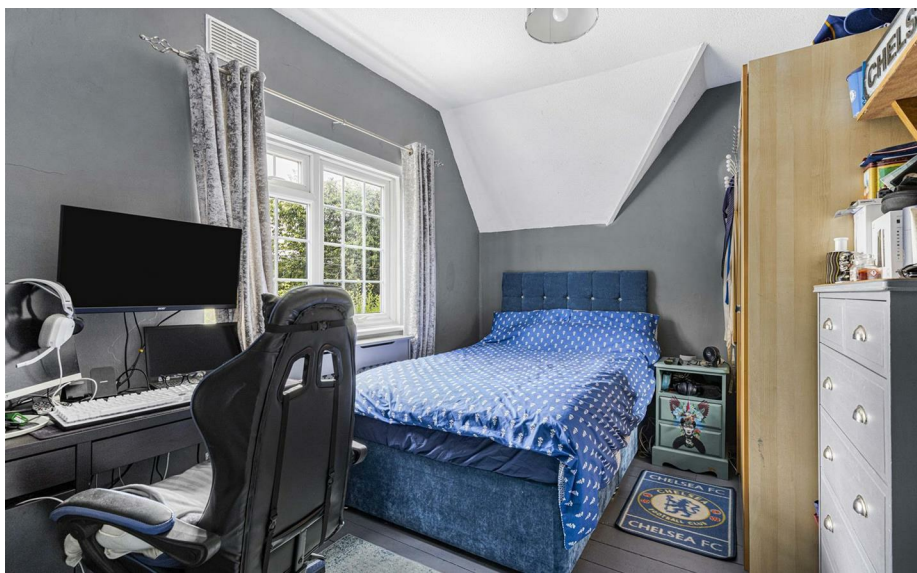
AGENT'S NOTES

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

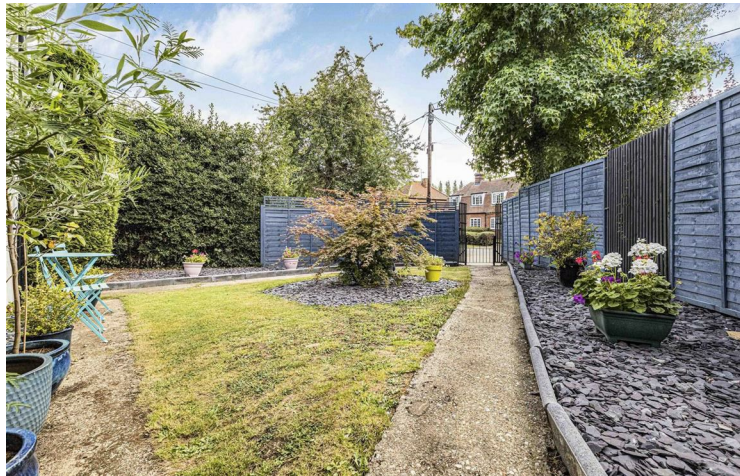
VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £525,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - Uttlesford



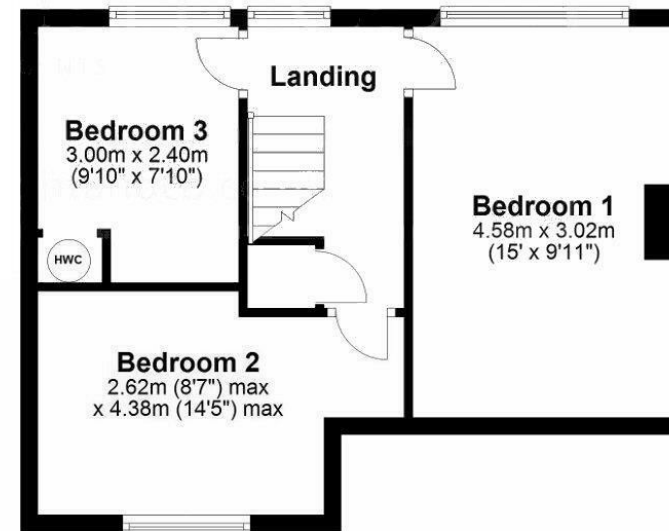
Ground Floor

Approx. 60.1 sq. metres (647.4 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



Total area: approx. 98.4 sq. metres (1058.8 sq. feet)

Floor plan for guidance only

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