



South Green, Widdington, CB11 3SE

**CHEFFINS**

## South Green

Widdington,  
CB11 3SE

- Grade II Listed cottage
- Sitting room with wood burner
- Spacious kitchen/dining room
- Four bedrooms
- Good sized garden
- Carport and parking

A delightful Grade II Listed cottage set within the pretty village of Widdington. The cottage has been extended to provide well-proportioned accommodation, retaining many period features throughout.

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**Guide Price £625,000**





## LOCATION

The highly regarded and much sought after village of Widdington features a pleasing blend of both modern and period properties and has its own inn, Church and village hall which is the focus for many clubs and societies. The larger village of Newport with a mainline station is 2 miles away and Audley End mainline station (Liverpool Street 57 mins) is within 5 miles. Bishop's Stortford, also with a mainline station and the M11 (J8) are 9 miles south. The fine market town of Saffron Walden is 5 miles away and has an excellent range of shopping, schooling and recreational facilities with a leisure centre with swimming pool.

**GROUND FLOOR****ENTRANCE HALL**

Solid wood entrance door, staircase leading to the first floor and doors to adjoining rooms.

**SITTING ROOM**

Exposed brick fireplace with log burner, window to the side aspect and bay window to the front aspect.

**FAMILY ROOM**

Feature cast iron fireplace, window to the front aspect and door leading to:

**KITCHEN/DINING ROOM**

Fitted with a range of base and eye level units, ceramic sink unit, Neff electric oven and four ring induction hob with extractor over, Rayburn cooker, walk-in larder cupboard, window to the front aspect and door to:

**INNER HALLWAY**

Doors to adjoining rooms, solid wood stable door to the rear garden and access to loft space.

**UTILITY ROOM**

Fitted with base and eye level units, stainless steel sink and space and plumbing for washing machine.

**SHOWER ROOM**

Modern three piece Villeroy & Boch suite comprising low level WC, ceramic wash basin, fully tiled corner shower enclosure, heated towel rail and obscure glazed window to the side aspect.

**STUDY**

Double doors opening to the rear aspect.

**FIRST FLOOR****LANDING**

Window to the front aspect and doors to adjoining rooms.

**BEDROOM 1**

Cast iron fireplace and windows to the rear aspect.

**BEDROOM 2**

Cast iron fireplace and sash window to the front aspect.

**BEDROOM 3**

Cast iron fireplace and sash window to the front aspect.

**BEDROOM 4**

Windows to the front and rear aspects.

**FAMILY BATHROOM**

Suite comprising low level WC, ceramic pedestal wash basin, roll-top bath, heated towel rail and window to the rear aspect.

**OUTSIDE**

To the side of the property is a driveway providing off-street parking and access to the carport (approx. 22ft x 4ft), in turn leading to a useful storage room and access to the rear garden. Adjoining the rear of

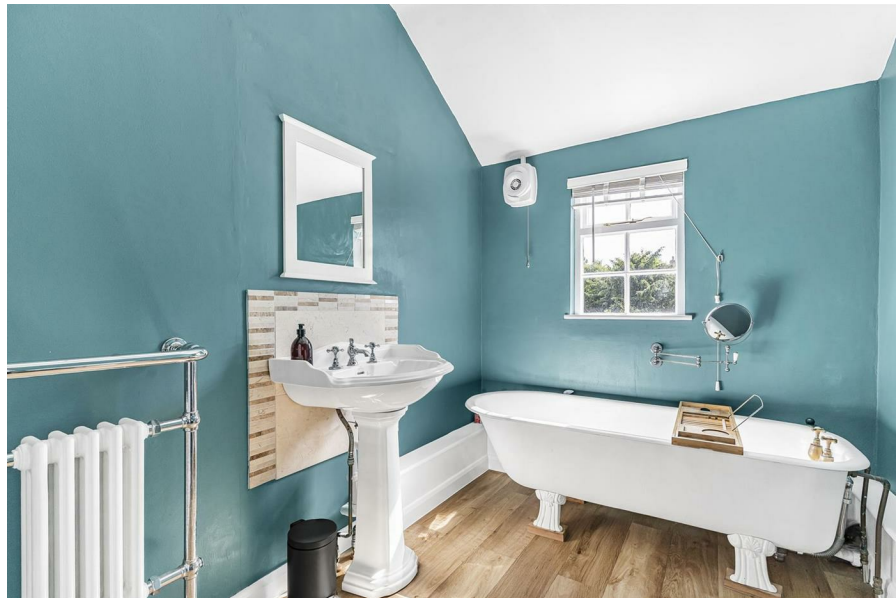
the property is a large paved terrace, ideal for al fresco entertaining, opening to a lawned area with flower and shrub borders, garden shed and playhouse.

**AGENT'S NOTES**

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

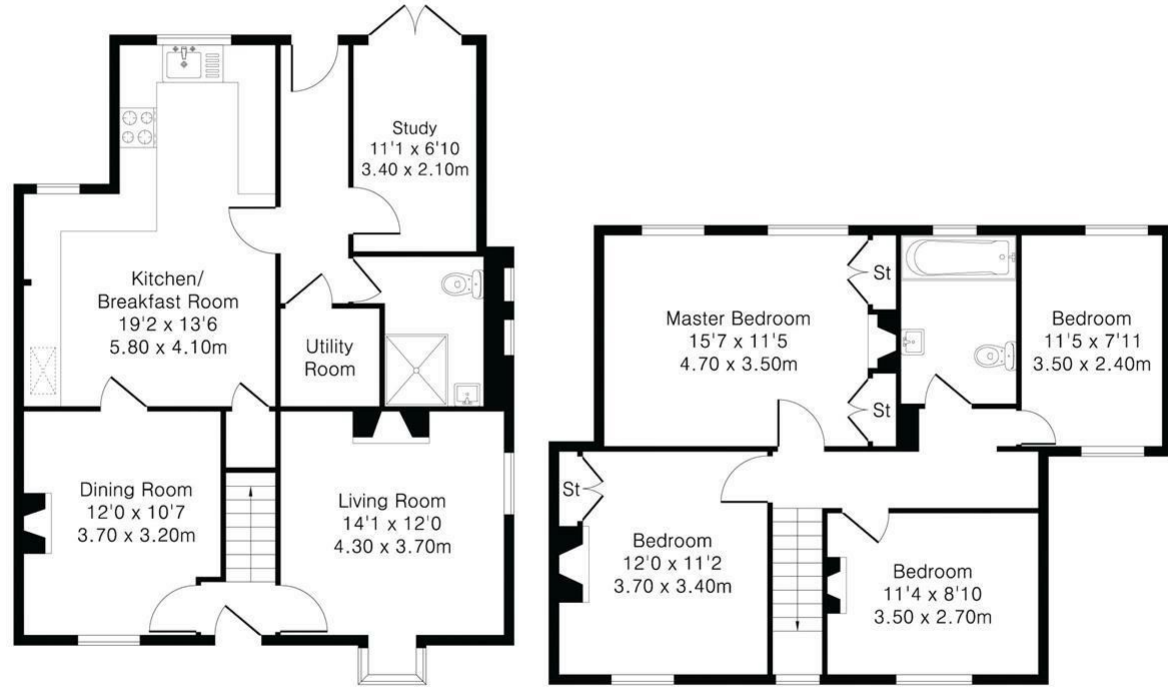
**VIEWINGS**

By appointment through the Agents.





Approximate Gross Internal Area 1371 sq ft – 128 sq m  
Ground Floor Area 738 sq ft – 69 sq m  
First Floor Area 633 sq ft – 59 sq m



Ground Floor

First Floor

Guide Price £625,000

Tenure – Freehold

Council Tax Band – G

Local Authority – Uttlesford

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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.