



Rose Cottages, Cornish Hall End, CM7 4HR

**CHEFFINS**



## Rose Cottages

Cornish Hall End,  
CM7 4HR

- Refurbished cottage
- Numerous character features
- Appox. 1,474 sqft
- Generous plot
- Ample off-street parking
- Picturesque surroundings

A stunning, three bedroom cottage which has undergone extensive refurbishment and updating to provide beautifully presented accommodation, together with a number of character features. The property is set in a rural location with outstanding views and a mature garden.

3 2 2

**Guide Price £575,000**





## LOCATION

Cornish Hall End is a small village known for its charming 19th-century cottages and its community-run village hall, which serves as a venue for various events and gatherings. Local amenities are available in the nearby villages of Finchingfield, Steeple Bumpstead and Thaxted, with more comprehensive facilities available in Saffron Walden (11 miles) and Cambridge (22 miles). Mainline train services are available from Audley End (13 miles) to London Liverpool Street and Cambridge.



## GROUND FLOOR

### ENTRANCE HALL

Solid timber entrance door and window to the front aspect and slate tiled flooring. Open plan to:

### RECEPTION ROOM

A dual aspect room with windows to the front and side aspects providing a good degree of natural light and views over the surroundings. Fireplace with exposed brickwork and inset stove. Open plan to:

### DINING ROOM

A pair of glazed doors providing views and access to the terrace and garden. Built-in understairs storage cupboard and door providing access to the kitchen/diner.

### INNER HALLWAY

Staircase rising to the first floor and slate tiled flooring.

### WC

Suite comprising WC, wash basin, part-wood panelled walls, slate tiled flooring and obscure glazed window.

### KITCHEN/DINER

A well-proportioned room fitted with a range of handmade units with hardwood work surface over, ceramic butler sink, space for range cooker, central island, integrated fridge freezer and dishwasher. Slate tiled flooring and windows to the rear and side aspects enjoying views over the garden and adjoining countryside, together with a pair of glazed doors providing access to the terrace and garden.

### UTILITY ROOM

Fitted with a range of base units with hardwood worktop space over, ceramic butler sink, cupboard housing the washing machine and wall-mounted boiler. Slate tiled flooring, window to the front aspect overlooking the garden and glazed stable door to the side aspect.

## FIRST FLOOR

### LANDING

Window to the rear aspect overlooking the garden and countryside beyond. Exposed timbers, built-in airing cupboard and solid oak doors to adjoining rooms.

### BEDROOM 1

Double glazed window to the rear aspect enjoying pleasant views.

### BEDROOM 2

Window to the side aspect with views over the adjoining countryside. Door to:

### EN SUITE

Suite comprising free-standing roll top bath, pedestal wash basin, WC, part-wood panelled walls, engineered oak flooring and obscure glazed window.

### BEDROOM 3

Window to the front aspect overlooking the garden and surrounding countryside.

### SHOWER ROOM

A dual aspect room with windows to the front and side aspects. Suite comprising high level WC, large shower enclosure, pedestal wash basin and timber flooring.

### OUTSIDE

The property is set in a delightful rural location, surrounded by open countryside. Accessed via a five bar gate, in turn leading to a gravelled driveway providing ample off-street parking. The garden is mainly laid to lawn with path leading to the front door and post and rail fencing to the side. Adjoining the rear of the property is a paved terrace and the mature rear garden is mainly laid to lawn with mature trees and shrubs. To the rear of the garden is a hardstanding area with a large timber shed and storage area.

### AGENT'S NOTES

- Tenure – Freehold
  - Council Tax Band – D
  - Property Type – Semi-detached cottage
  - Property Construction – Timber framed with later brick additions and tiled roof
  - Number & Types of Room – Please refer to the floorplan
  - Square Footage – 1474.65 sqft
  - Parking – Driveway
- UTILITIES/SERVICES
- Sewerage – Shared septic tank
  - Water – Private supply by Shore Hall
  - Heating – Oil fired central heating to radiators and under floor heating

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) <b>A</b>			<b>95</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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 Local Authority - Braintree







Approximate Gross Internal Area  
137.0 sq m / 1474.65 sq ft  
(Including Loft Space)

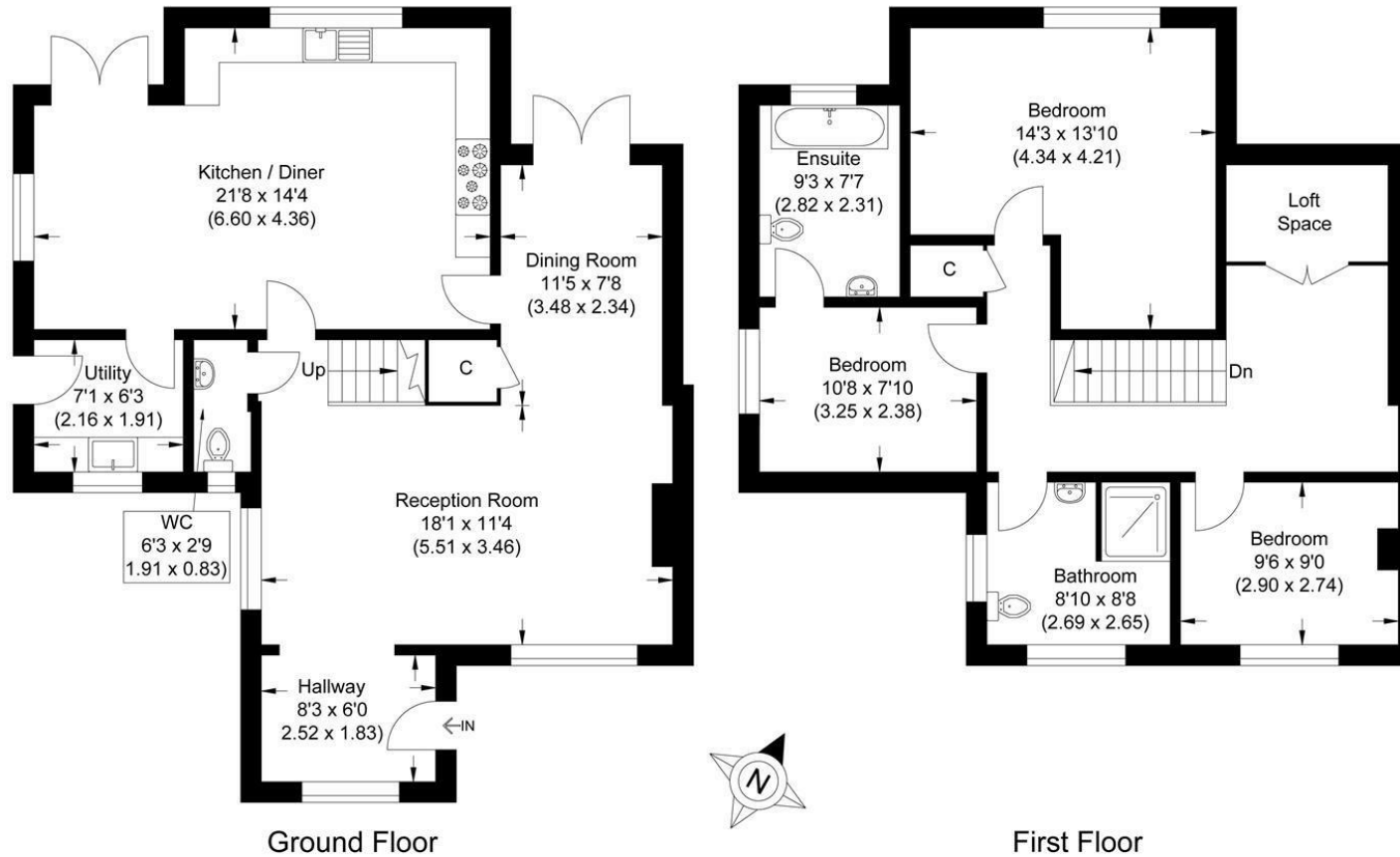


Illustration for identification purposes only, measurements are approximate, not to scale.

8 Hill Street, Saffron Walden, CB10 1JD  
01799 523656 | saffron-walden@cheffins.co.uk | cheffins.co.uk



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.