



Church Hill, Hempstead, CB10 2PA

CHEFFINS

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Hempstead,
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Guide Price £695,000

- Grade II Listed
- Numerous original features
- Detached double garage
- Approx. 0.54 of an acre
- Peaceful setting on the edge of the village
- No upward chain

A charming, Grade II Listed, detached cottage set in a restful lane on the edge of the village. The property boasts a wealth of original character features, together with a mature plot of approximately half an acre with a double garage.





LOCATION

The well-regarded village of Hempstead, which has a thriving village community and a Church, is 6.5 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

Enclosed porch with solid timber entrance door and windows to either sides, exposed brick flooring which flows through to the inner hallway.

HALLWAY

Doors to adjoining reception rooms.

SITTING/DINING ROOM

An impressive reception room with inglenook fireplace, exposed timbers and windows to three aspects, together with a central staircase rising to the first floor and a small bar area. Solid timber door to:

BEDROOM 5/STUDY

A versatile, multi-purpose room with windows to the rear and side aspects and independent access to the outdoor space via a side porch which also houses an additional freezer. Further door leading to:

EN SUITE

Comprising low level WC, wash basin, panelled bath with shower over and obscure glazed window.

FAMILY ROOM

A dual aspect reception room with terracotta tiled flooring and inglenook fireplace with inset stove and exposed timbers. Door to small utility/laundry room housing the washing machine and tumble dryer. Timber door to staircase rising to the first floor and further door to:

KITCHEN/DINER

Fitted with a range of handmade Smallbone units with worktop space over, sink unit, Neff Calor gas hob and electric oven, dishwasher and fridge freezer. Cupboard housing the boiler and understairs storage cupboard. Windows to the front and rear aspects and door providing access to the garden.

FIRST FLOOR

LANDING

Accessed via the staircase from the sitting/dining room. Window to the rear aspect and doors to adjoining rooms.

BEDROOM 2

Window to the side aspect, exposed timbers and built-in cupboards.

SHOWER ROOM

Comprising low level WC, wash basin and shower enclosure.

BEDROOM 3

Window to the front aspect, exposed timbers and built-in wardrobe. Low level door connecting to:

BEDROOM 1

Window to the front aspect, redbrick chimney breast and exposed timbers. Door to:

LANDING

Access via the second staircase. Built-in cupboard and doors to adjoining rooms.

BEDROOM 4

Window to the side aspect with views over the garden and surroundings, built-in cupboard.

BATHROOM

Comprising low level WC, wash basin and free standing roll top bath with shower attachment. Window to the side aspect.

OUTSIDE

The property is set in a stunning location in a peaceful lane on the edge of the village, surrounded by countryside. Enjoying a mature plot of approximately 0.54 of an acre with a gravelled carriage driveway to the front and a further gravelled driveway providing off-street parking and access to the detached double garage. The garden is mainly laid to lawn with a paved terrace, mature hedging, trees and planting. In addition, there is a former well with a thatched roof which provides an attractive feature to the garden.

DETACHED DOUBLE GARAGE

Up and over door and personal door and window to the side aspect.

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.



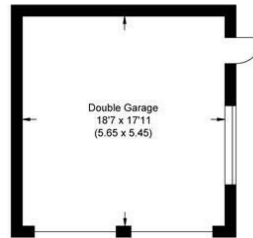




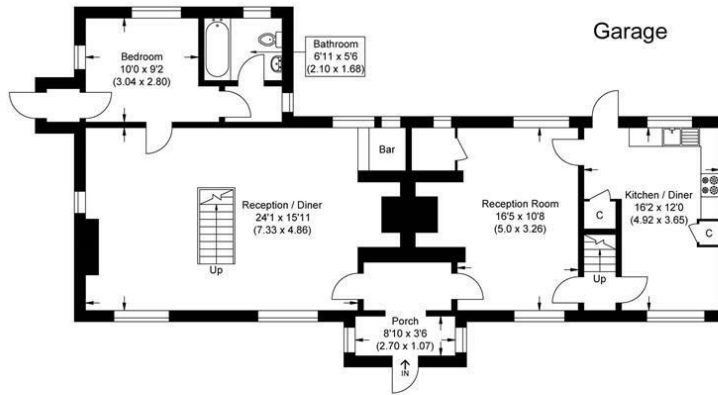
Guide Price £695,000
Tenure - Freehold
Council Tax Band - G
Local Authority - Uttlesford



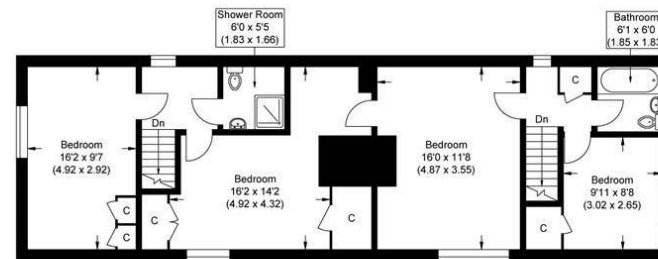
Approximate Gross Internal Area
 187.71 sq m / 2020.49 sq ft
 (Excludes Garage)
 Garage Area 30.79 sq m / 331.42 sq ft



Garage



Ground Floor



First Floor

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.