



Oxen End, Little Bardfield, CM7 4PR

**CHEFFINS**

## Oxen End

Little Bardfield,  
CM7 4PR

- Spacious, detached house
- Versatile accommodation
- Approaching 0.25 of an acre
- Landscaped gardens
- Double garage with scope for conversion
- Semi-rural location

A handsome detached house centrally located within its own generous mature plot surrounded by a landscaped garden. The property provides versatile accommodation together with a detached garage with large attic above.

6 4 4

**Guide Price £800,000**





## LOCATION

The property is located in a hamlet a few miles from the village of Great Bardfield, a large village located approximately 9 miles (14 km) northwest of the town of Braintree and approximately 12 miles (19 km) southeast of Saffron Walden. The village has a vibrant community and boasts many significant listed buildings, a museum and, in addition to a successful primary school, has a variety of shops, two pubs, a thriving business centre, and three places of worship.

## GROUND FLOOR

### ENTRANCE HALL

Glazed hardwood entrance door with adjoining double glazed windows, further glazed door to:-

### HALLWAY

Staircase rising to first floor with understairs storage cupboards.

### SITTING ROOM

Triple aspect room with double glazed windows to the front and side aspects together with a pair of double glazed doors providing access onto the terrace and garden. Fireplace with inset multi-fuel stove, marble surround and hearth.

### LIBRARY

A versatile room, currently being used as a library but could easily be utilised as a dining room or family room. A pair of double glazed windows to the front aspect overlooking the driveway and garden. Door to:-

### STUDY

Built-in desk space with fitted shelving, double glazed windows to the rear aspect and a double glazed door providing access and views onto the terrace and garden.

### DINING ROOM

Double glazed window to the rear aspect overlooking the terrace.

### KITCHEN

Fitted with a range of base and eye level units with worktop space over, hob with oven below, sink unit, space for fridge and built-in larder cupboard. Double glazed window overlooking the terrace and courtyard and glazed stable door providing access to the outside space. Door to utility room and opening to:-

### SNUG

Double glazed window to the front aspect and a pair of glazed French doors to the side aspect.

### UTILITY ROOM

Fitted with a range of base units with worktop

space over, space for fridge freezer, dishwasher and washing machine, sink unit. Double glazed window to the side aspect overlooking the garden.

### BATHROOM

Suite comprising bath with shower attachment, low level WC and wash basin. Double glazed window to the front aspect.

### FIRST FLOOR

#### LANDING

A pair of skylight windows providing a good degree of natural light.

#### BEDROOM 1

Double glazed window to the rear aspect with views of the garden and countryside beyond. Built-in wardrobes, sliding door to:-

#### EN SUITE

Comprising shower enclosure, vanity wash basin, WC, double glazed window.

#### BEDROOM 2

Double glazed window to the front aspect.

#### BATHROOM

Comprising bath with shower attachment, separate shower enclosure, low level WC, wash basin, built-in cupboard housing water softener and hot water cylinder. Double glazed window to the front aspect.

#### BEDROOM 3

Double glazed window to the front aspect, built-in wardrobe.

#### BEDROOM 4

Wide double glazed window to the side aspect and built-in wardrobes.

#### EN-SUITE

Comprising shower enclosure, low level WC, wash basin.

#### BEDROOM 5

Double glazed window to the rear aspect.

## BEDROOM 6

Double glazed window to the rear aspect. Built-in wardrobe.

## OUTSIDE

The property sits within a mature plot approaching 0.25 of an acre and is fronted by a mature hedge providing a good degree of privacy with a gravel driveway and an adjoining lawn. To the side of the property there is a further driveway, which is the main access used by the current owners, leading to a large hardstanding providing extensive off-street parking and access to the detached double garage. The gardens are mainly laid to lawn with well stocked flower and shrub borders and mature hedging. To the rear of the property there are landscaped and courtyard style areas with various terraces including a pergola and raised beds.

## DOUBLE GARAGE

Electric up and over door, power and lighting connected and double glazed personal door to the side. An internal staircase rises to:-

## UPPER FLOOR

Currently used for storage although offers excellent opportunity for conversion into a separate home office/gym or annexe subject to needs and relevant approval. Natural light is via a pair of windows to the side aspect. Power and lighting connected.

## 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.














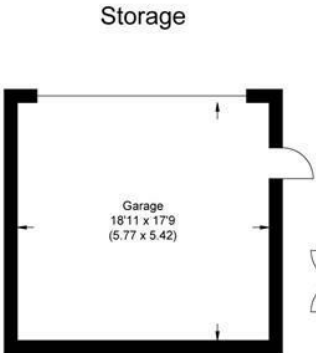
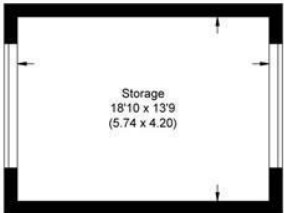
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>51</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Guide Price £800,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - Uttlesford

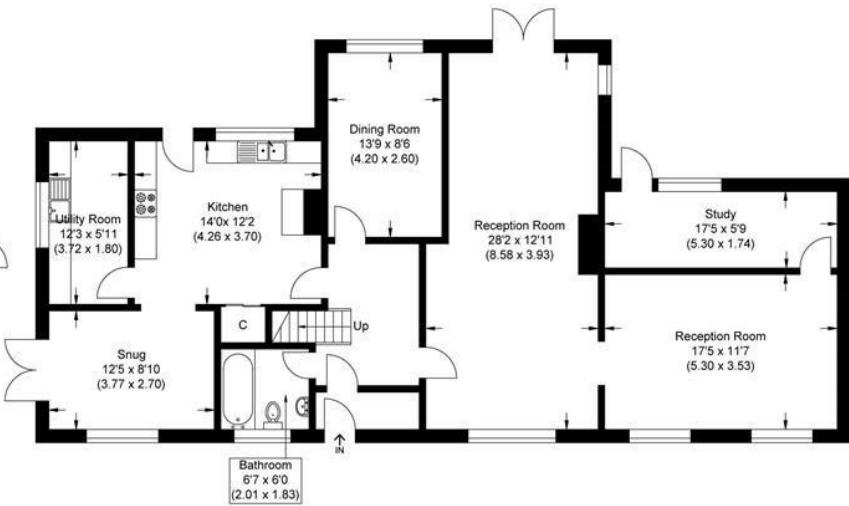


Approximate Gross Internal Area  
218.82 sq m / 2355.35 sq ft  
(Excludes Garage/Storage)  
Garage/Storage Area 55.22 sq m / 594.38 sq ft

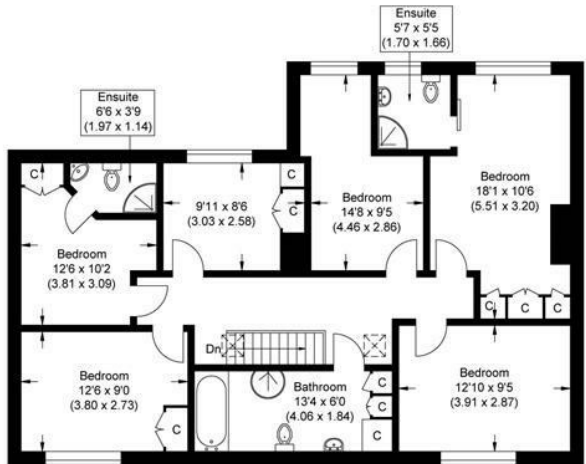


Storage

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.