



Cornish Hall End Road, Stambourne, CO9 4PD

CHEFFINS

Cornish Hall End Road

Stambourne,
CO9 4PD

- Delightful Village Location
- Detached
- Four Bedrooms
- Two En Suites & Family Bathroom
- Large garden
- Stunning Views

A deceptively spacious single storey residence set in one acre of delightful mature grounds. The property offers beautifully presented accommodation throughout with a detached double garage.

4 3 3

Guide Price £875,000





LOCATION

The village of Stambourne lies approximately 11 miles from the market town of Saffron Walden with multiple shopping facilities, 12 miles to Audley End main line train station with train service to London, 11.5 miles to Braintree which also has multiple shopping facilities and train service to Liverpool Street, 3.5 miles from the attractive village of Finchingfield, 6 miles to Haverhill and 12 miles to Great Dunmow.

ENTRANCE HALL

Glazed entrance door with adjacent full height double glazed windows, engineered oak flooring and solid timber doors to adjoining rooms, built-in cupboard housing the underfloor heating manifolds, fibre connection and home CAT5 network connectivity.

SITTING ROOM

Dual aspect room with three quarter height double glazed sash windows enjoying views over the garden, fireplace with inset stove and stone hearth, engineered oak flooring.

FAMILY ROOM

A multi purpose room dependent on needs with three quarter height double glazed sash windows enjoying views of the garden and farmland opposite, engineered oak flooring.

CLOAKROOM

Comprising WC with hidden cistern, vanity wash basin.

UTILITY ROOM

Fitted with a range of base and eye level units with hardwood work surface, sink unit, space for washing machine and tumble dryer together with a obscure double glazed window providing access to the outdoor space.

KITCHEN/DINER

Incorporating a large central island with breakfast bar, sink unit and a two oven Aga (AIMS) with additional two oven Aga electric companion, integrated dishwasher, space for an American style fridge/freezer. This room enjoys a good degree of natural light via a pair of three quarter height double glazed sash windows to the front with views, together with double glazed sliding doors providing access and views onto the terrace and garden beyond. Tiled flooring and door to:-

INNER HALLWAY

Solid timber doors to adjoining rooms, exposed brick chimney breast and built-in cupboard with shelving housing the boiler, hot water cylinder and water softener. Solid timber door to a rear hallway.

BEDROOM 1

A beautiful light and spacious room with a pair of three quarter height double glazed sash windows overlooking the garden. Leading to:

DRESSING ROOM

Fitted with wardrobes, door to:-

EN SUITE

Comprising a walk-in shower enclosure, WC with hidden cistern, vanity wash basin, obscure double glazed window.

BEDROOM 3

Double glazed three quarter height sash window to the front aspect.

BEDROOM 4

Double glazed three quarter height sash window to the front aspect. A pair of built-in wardrobes.

BATHROOM

Suite comprising bath, shower enclosure, WC, pedestal wash basin and obscure double glazed window.

REAR HALLWAY

Double glazed door providing access to the garden and solid timber door to:-

BEDROOM 2

Access is from the inner hallway, wide double glazed window overlooking the garden. Doorway to:-

EN SUITE

Comprising large shower enclosure, WC with hidden cistern, vanity wash basin and obscure double glazed window.

OUTSIDE

The property is in a delightful rural setting and set in its own mature grounds of approximately one acre with an outlook to the front over farmland and wooded areas. Access is via a block paved driveway providing off-street parking and access to the detached double garage. Furthermore, there is an extensive area providing additional parking facilities with an EV charging point. The garden is mainly laid to lawn with a number of mature trees, shrubs and bushes and views over adjoining farmland pasture. To the rear of the property is a large terrace providing an al fresco entertaining space together with a pergola and well stocked flower beds.

DETACHED DOUBLE GARAGE

Electric up and over doors, power, lighting connected. There is scope for conversion to a home office or gym depending upon needs and relevant approval.

SOLAR PANELS

The property is fitted with 14 x 200W panels which produce up to 2.8KW of electricity that power the house and/or feed back to the grid on a Feed in Tariff.

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		77	79
(69-80) C			
(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 £875,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - Braintree



Approximate Gross Internal Area
 216.40 sq m / 2329.31 sq ft
 (Excludes Garage & Store)
 Garage Area 26.88 sq m / 289.33 sq ft



Garage

Ground 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.