



Langley Lower Green, CB11 4SB

**CHEFFINS**



Langley Lower Green,  
CB11 4SB

- A Characterful Modern Home
- 0.5 of an acre plot
- Open plan accommodation with an abundance of natural light
- High Specification
- Five Double Bedrooms
- Driveway and Garage

A stunning detached home situated in an idyllic village location with pleasant views over adjoining countryside. This characterful property enjoys bespoke joinery and exceptional craftsmanship throughout.

5 3 3

**Guide Price £1,395,000**





## LOCATION

The Parish of Langley consists of Langley Upper Green and Langley Lower Green which are linked by roads and footpaths. The village lies in Essex and adjoins Hertfordshire, which can be seen on the horizon, as well as other Essex parishes. Langley Lower Green is 5 mins from Clavering and 20 mins to Bishops Stortford. Clavering County Primary School is the catchment junior school with transport provided from Langley to the school. Newport Grammar School is the catchment comprehensive school with transport also provided from Langley to the school. There are many other state and independent junior and senior schools in the area. For trains the village is approximately 12 minutes drive to Audley End or 20 minutes to Bishops Stortford (fast trains to Cambridge and Liverpool Street).



**FRONT ENTRANCE DOOR**

with video security system. Opening into:

**VAULTED ENTRANCE HALL**

with glazed windows to front aspect, stairs rising to the first floor and doors to adjoining rooms. Opening into:

**GLAZED DOUBLE DOORS LEADING INTO SITTING ROOM**

with glazed windows to front and side aspect, glazed French doors leading out into the garden, feature red brick fireplace.

**DOWNSTAIRS CLOAKROOM**

with ceramic basin, low level w.c.

**FAMILY ROOM**

with two sets of glazed French doors leading out to the rear garden.

**GARDEN ROOM**

with glazed windows to side aspect and glazed French doors to the rear.

**KITCHEN**

with range of base level units, Neff electric double oven, induction hob over, extractor fan, double butler sink, dishwasher, wine cooler, central island with breakfast bar, Silestone worktops and door to walk-in pantry cupboard, door into:

**UTILITY/BOOT ROOM**

base and eye level units, ceramic sink, space and plumbing for washing machine and tumble dryer, glazed window to front aspect, glazed door to the side.

**ON THE FIRST FLOOR**
**GALLERIED LANDING**

with doors to adjoining rooms, airing cupboard, glazed window to the front aspect.

**PRINCIPAL BEDROOM**

with glazed doors opening onto west facing balcony with timber balustrade and pleasant views over the adjoining countryside, Velux window. Opening into:

**DRESSING ROOM**

with fitted wardrobe, Velux window, doorway leading into:

**ENSUITE BATHROOM**

with two ceramic basins, freestanding bath with shower attachment, walk-in shower unit with dual head, low level w.c., and heated towel rail, obscure glazed window to the front aspect.

**BEDROOM 2**

with glazed windows to the front and rear aspect, doorway into:

**ENSUITE**

with ceramic basin, low level w.c., heated towel rail, shower with dual head.

**BATHROOM**

with ceramic basin, panelled bath, low level w.c., shower with dual head, Velux window.

**BEDROOM 3**

with glazed window to front and side aspect, fitted wardrobes.

**BEDROOM 4**

with glazed windows to the side and rear aspect.

**BEDROOM 5**

with glazed window to the rear.

**OUTSIDE**

The property is accessed over a 10 metre bridge with green oak balustrades, gated access leading into the gravelled driveway providing off-street parking for several vehicles leading up to a detached garage with up and over door, power and lighting.

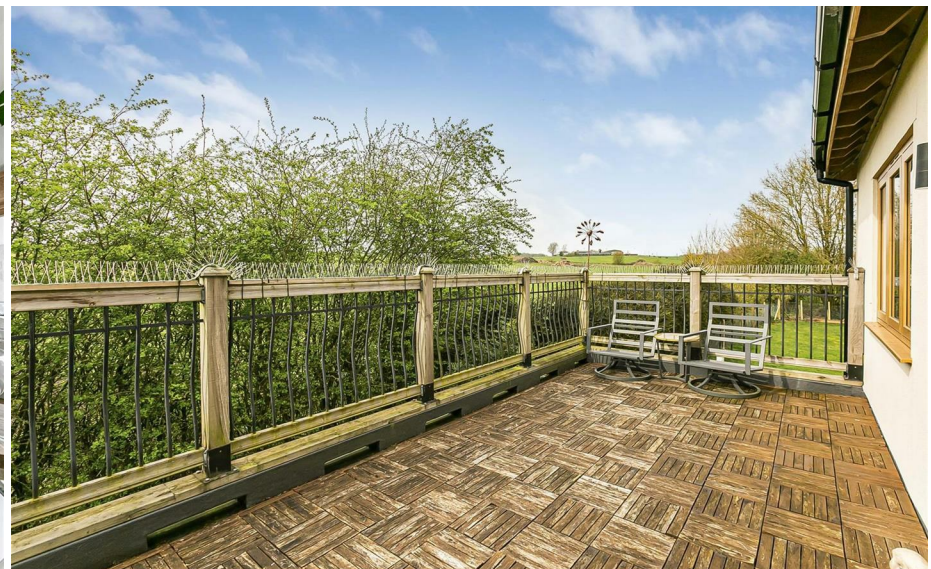
Front garden laid to lawn with a number of mature beds, sandstone patio to the front, wrapping round the side of the property leading into the rear garden which has again another large sandstone patio area, beds bordering and the remainder of the garden is predominantly laid to lawn with a number of mature trees and pleasant views over the adjoining countryside.

**VIEWINGS**

By appointment through the Agents.






















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £1,395,000

Tenure – Freehold

Council Tax Band – G

Local Authority – Uttlesford











Approx gross internal floor area 285 sqm (3075 sqft)





Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](https://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.

