



Walden Road, Hadstock, CB21 4NX

**CHEFFINS**



## Walden Road

Hadstock,  
CB21 4NX

- Sitting room with inglenook fireplace
- Contemporary garden room
- Three/four bedrooms
- Bathroom and shower room
- Garage/cart lodge with home office
- Detached garden studio with ensuite
- Beautiful gardens with countryside views

A beautiful detached Grade II Listed cottage set in an elevated position on the edge of this picturesque village. The property offers a wealth of character, detached garage with home office and an additional ensuite garden studio together with stunning gardens and wonderful views.

4 3 2

**Guide Price £735,000**





## LOCATION

Hadstock is a pretty, unspoilt village set in rolling countryside. The nearby well regarded village of Linton offers a good range of local amenities including shops, public houses, post office, health centre, primary and junior schools and a college with its own sports centre. The market town of Saffron Walden is 5 miles away and the University City of Cambridge 11.5 miles. There is a school bus that travels to Saffron Walden County High School and Ashdon Primary School. Audley End mainline station which offers a commuter service into London's Liverpool Street is 8 miles and the M11 access is 7 miles.



## GROUND FLOOR

### ENTRANCE

Glazed entrance door to:

### HALLWAY

Polished stone flooring with inset mat, exposed timbers, open plan to the kitchen and door to the sitting/dining room.

### KITCHEN

Comprising a range of units with worktop space over and twin bowl sink unit, integrated washing machine, range cooker, integrated microwave and dishwasher, freezer and three quarter height fridge. Exposed timbers, windows to the front and side aspects and polished stone flooring. Steps leading down to:

### BREAKFAST ROOM

Window to the side aspect and glazed stable door providing access and views to the rear terrace. Oak flooring, recently installed Worcester wall mounted boiler and built-in cupboard/pantry.

### SITTING/DINING ROOM

A triple aspect room with panoramic views over the gardens and surroundings. Inglenook fireplace with contemporary inset wood burning stove, exposed timbers, understairs storage cupboard and door leading to the staircase to the first floor. Open plan to:

### GARDEN ROOM

A more recent, contemporary addition to the cottage, the garden room enjoys a high degree of natural light and views over the gardens and rear terrace. There are a pair of glazed doors providing access to the outdoor space, oak floor and door to:

### BATHROOM

Contemporary suite comprising sunken bath with shower attachment, wash basin, low level WC with hidden cistern, tiled flooring with underfloor heating and part-tiled walls and obscure glazed window.

### FIRST FLOOR

## LANDING

Window to the front aspect with window seat, exposed timbers and brick chimney breast.

### BEDROOM 1

Window to the side aspect overlooking the stunning gardens, a pair of built-in wardrobes and exposed timbers.

### BEDROOM 2

Window to the rear aspect overlooking the terrace and countryside, exposed brick chimney breast and built-in cupboard.

### BEDROOM 3

Window to the side aspect and exposed timbers.

### SHOWER ROOM

Refitted suite comprising shower enclosure, wall-hung low level WC, wash basin, exposed timbers and obscure glazed window.

## OUTSIDE

Bardsfield is set on the edge of this picturesque village, accessed via a cobble stone driveway, in turn leading to a pair of five bar gates which provide access to the parking area and cart lodge, garage and office/studio. The garden is a particular feature of the property, having been lovingly tended and greatly enhanced by the current owners. The garden is mainly laid to lawn with an abundance of flowers, shrubs and bushes, together with vegetable beds, mature trees and hedging. To the rear of the cottage is a large paved terrace, enjoying a good degree of privacy.

### GARAGE/OPEN BAY CART LODGE

Accessed via a pair of timber doors, with extensive eaves storage which extends through to the office/studio. Connected to the cottage alarm system. Adjoining the garage is an open bay cart lodge with an EV charging point.

### HOME OFFICE/STUDY

Offering a variety of uses, dependent upon needs, with a pair of windows overlooking the garden and a stable door. The home office/study is insulated with various power points and is connected to the cottage alarm system.

## SOLAR PANELS

There are 8 solar panels installed to the rear roof elevation of the garage/cart lodge with a 3.4kwh storage battery and Feed In Tariff for excess energy.

### DETACHED ENSUITE GARDEN STUDIO

A recent addition to the property which has been built to a very high standard and offers a variety of uses. Comprising a large vaulted living space with full height double glazed bi-folding doors with internal blinds, underfloor heating, exposed timbers and pleasant views of neighbouring orchard. The studio is fitted with plenty of powerpoints and USB charging points.

### ENSUITE SHOWER ROOM

A spacious room with large shower enclosure, wash basin and WC in a hidden cistern, heated towel rail, double glazed window providing a good degree of natural light.

## VIEWINGS

By appointment through the Agents.



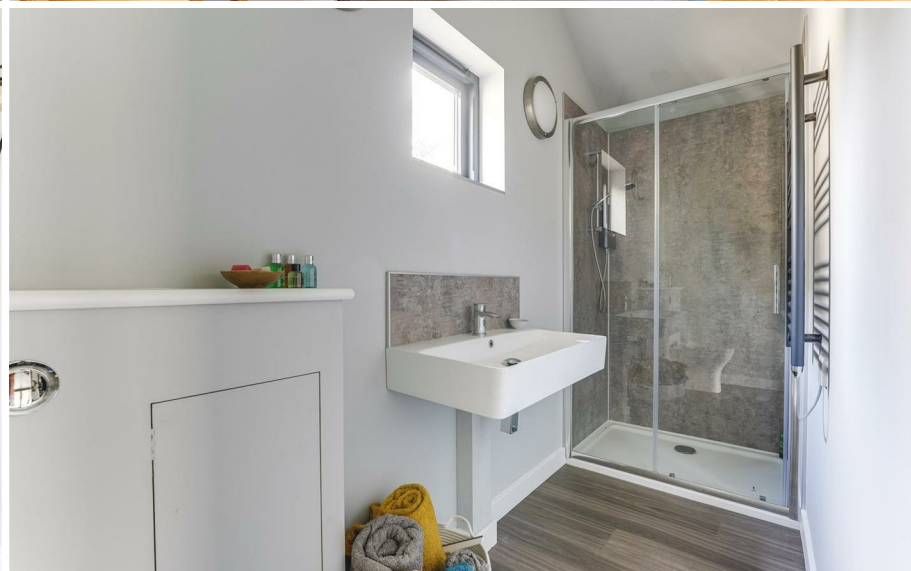


















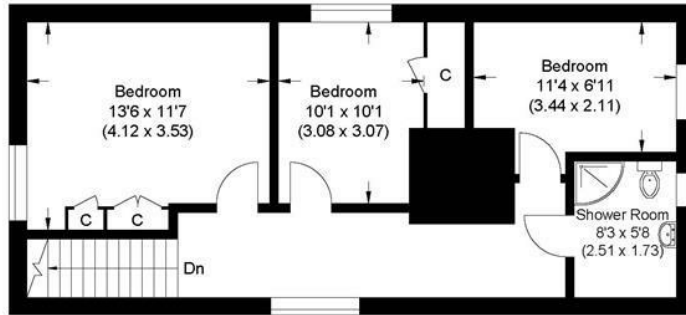
Guide Price £735,000  
Tenure - Freehold  
Council Tax Band - F  
Local Authority - Uttlesford



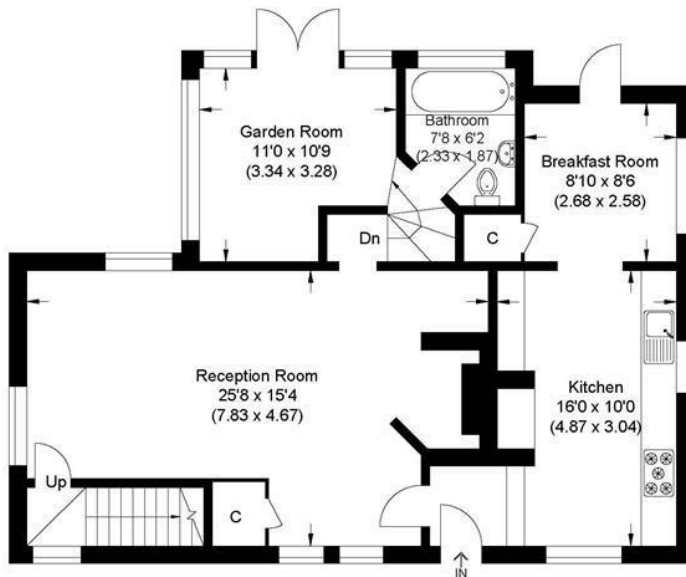








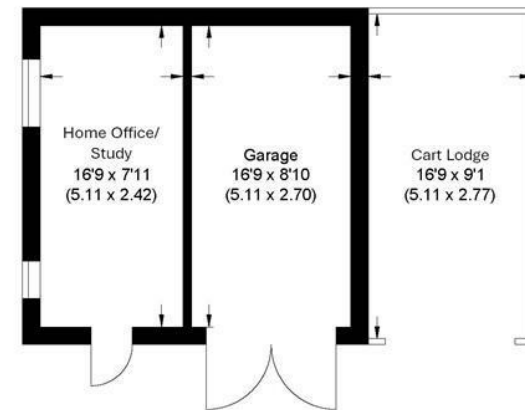
First Floor



Ground Floor



Approximate Gross Internal Area  
 129.04 sq m / 1388.97 sq ft  
 (Excludes Outbuilding & Studio)  
 Outbuilding Area 40.31 sq m / 433.89 sq ft  
 Studio Area 18.93 sq m / 203.76 sq ft



Outbuilding

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





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.

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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.

