



The Druce, Clavering, CB11 4QP

CHEFFINS

The Druce

Clavering,
CB11 4QP

- An individual detached residence set in an acre plot
- No upward chain
- Spacious and versatile accommodation
- Self contained annexe
- Stunning garden
- Ample off street parking and a double garage

A characterful four bedroom cottage with a one bedroom self contained annexe which sits comfortably within an acre plot. The property offers a wealth of period features and well proportioned accommodation, together with a stunning garden and swimming pool.

5 3 4

Guide Price £1,250,000





LOCATION

Clavering is one of the region's most popular villages with an outstanding Primary School, a Supermarket and Post Office, Inns, Restaurant, and a good Village Hall with an award winning playing field. It is about 8 miles from the market towns of Saffron Walden and Bishop's Stortford, each of which has excellent education, shopping and recreational facilities. There are mainline stations at Audley End and Bishop's Stortford (Liverpool Street). There is access to the M11 at J's 8 & 9. Stansted Airport is within 9 miles.

GROUND FLOOR

ENTRANCE HALL

Entrance door, window to the side aspect, fitted coat cupboard and doorway to:

SITTING ROOM

Feature fireplace with wood burning stove, windows to the front elevation, staircase rising to the first floor with storage cupboard under and doors to adjoining rooms.

KITCHEN/BREAKFAST ROOM

Windows to the front and side aspects. The kitchen is fitted with a range of base and eye level units with granite worktop space, electric Neff five ring hob with extractor hood over, oven, integrated microwave, stainless steel sink, space and plumbing for dishwasher. The breakfast area has a fitted bench seat and further cupboard storage. Staircase rising to the first floor with storage cupboard under and doors to adjoining rooms.

SIDE LOBBY

Part glazed door to the side elevation and door way to:

UTILITY/BOOT ROOM

Fitted with base units with stainless steel sink, space and plumbing for washing machine, window to the side aspect and door to:

CLOAKROOM

Comprising ceramic wash basin, low level WC and window to the side elevation.

DINING ROOM

Window and French doors to the rear elevation, an extensive range of fitted cupboards with integrated shelving and further bespoke fitted cabinets. Door to:

STUDY

Window to the rear elevation.

FIRST FLOOR

LANDING

Doors to adjoining rooms, access to the loft space, windows to both side elevations and Velux window providing a good degree of natural light.

BEDROOM 1

Windows to the side and rear aspects, fitted wardrobes and door to:

EN SUITE

Comprising panelled bath with shower over, pedestal wash basin, low level WC, heated towel rail and fitted storage cupboard.

BEDROOM 2

Window to the rear aspect and fitted wardrobe.

BEDROOM 3

Window to the side aspect, fitted wardrobe and access to the loft space.

BEDROOM 4

Windows to the front and side elevations, fitted wardrobes and door to:

BATHROOM

Comprising pedestal wash basin, low level WC, panelled P-shaped bath with shower over, built-in airing cupboard and linen cupboard and window to the front elevation. Door returning to the landing.

OUTSIDE

The property sits within a plot of approximately one acre, approached via a pair of timber gates which opens to the gravelled driveway providing extensive off-street parking and access to the double garage and annexe, with flowerbeds bordering and a well. There is a useful outbuilding with three sets of doors, windows to the rear aspect and power and lighting connected. There is a paved terrace with raised bed bordering and a heated swimming pool (air source heat pump) with a paved surround and screened by mature hedging. The rear garden features a further paved terrace for al fresco entertaining, with the remainder being laid to lawn with well-stocked flowerbeds and a number of mature trees. There is a central pond and a greenhouse, potting area

and raised vegetable beds. To the rear of the garden there is an outbuilding with ample space for a ride-on mower and gardening equipment, a further storage/workshop with power and lighting connected and windows for natural light, and an adjoining wood store.

DOUBLE GARAGE

Electric up and over doors, power and lighting connected. Adjoining the garages is a cartlodge bay with annexe accommodation over.

ANNEXE

A ground floor doorway opens to an entrance hall with staircase rising to the first floor. The annexe accommodation comprises:

SITTING/DINING AREA

Windows to the rear and side aspects and fitted storage cupboards.

KITCHEN

Comprising a range of base and eye level units, electric oven, stainless steel sink and space for a fridge. Window to the side aspect and further built-in storage cupboard.

SHOWER ROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, walk-in shower enclosure with dual shower heads and heated towel rail.

BEDROOM

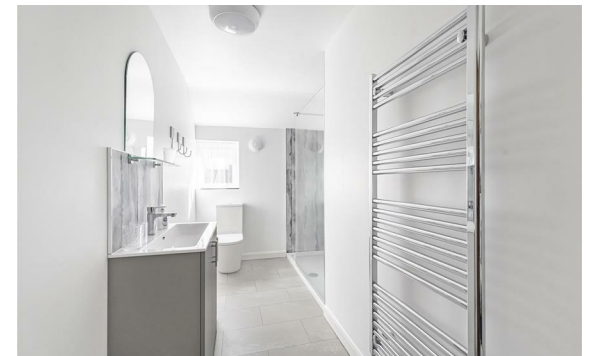
Window to the side aspect and fitted wardrobes.

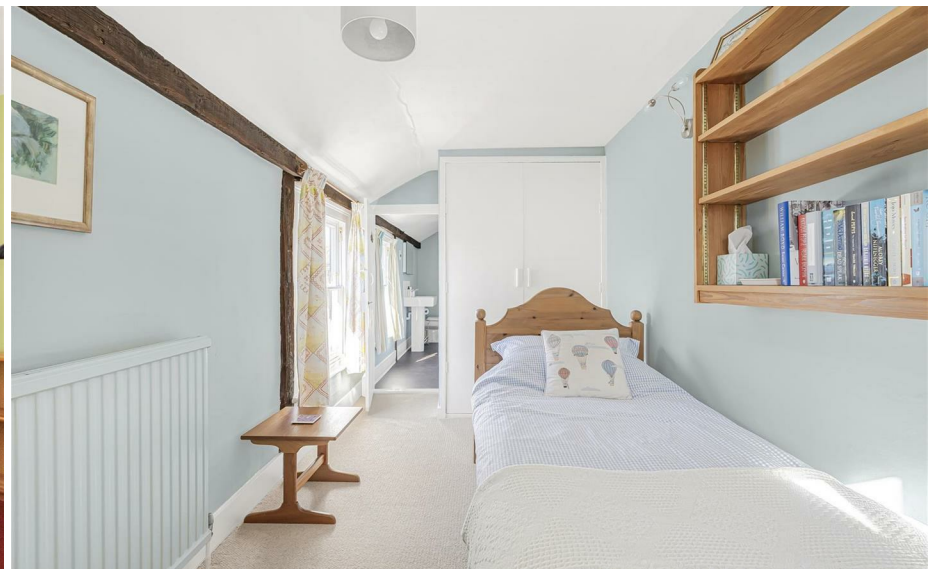
AGENT'S NOTE

There are PV solar panels installed to the front roof elevation of the garage/annexe which provide a supplemental electricity supply.

VIEWINGS

By appointment through the Agents.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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 £1,250,000
 Tenure – Freehold
 Council Tax Band – D
 Local Authority – Uttlesford





Approximate Gross Internal Area 3897 sq ft - 363 sq m

Ground Floor Area 1255 sq ft - 117 sq m

First Floor Area 954 sq ft - 89 sq m

Garage Ground Floor Area 521 sq ft - 48 sq m

Garage First Floor Area 804 sq ft - 75 sq m

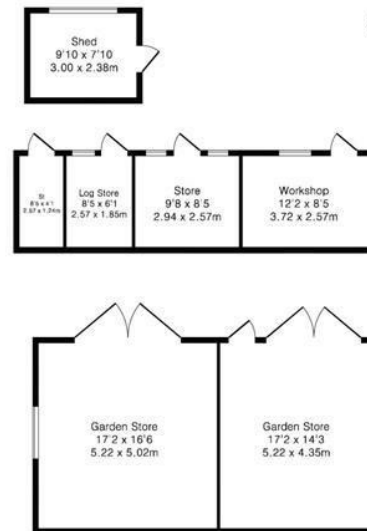
Outbuildings Area 884 sq ft - 82 sq m



Garage Ground Floor



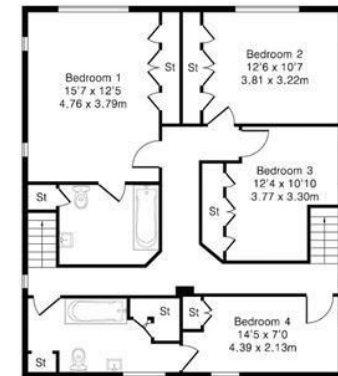
Garage First Floor



Outbuildings



Ground Floor



First Floor



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

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.

