



Crown Hill, Ashdon, CB10 2HA

**CHEFFINS**



## Crown Hill

Ashdon,  
CB10 2HA

3 1 2

**Guide Price £450,000**

- Grade II Listed character cottage
- Beautifully presented throughout
- Refitted bathroom
- Private, landscaped garden
- Off-street parking
- Sought-after village location

A charming Grade II Listed period cottage set in the heart of this sought-after and picturesque village. The property boasts a wealth of character, together with a private, landscaped garden and off-street parking.







## LOCATION

The highly regarded village of Ashdon has its own excellent primary school, nursery school, inn, church and garage. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities including an 18 hole golf course and leisure centre with swimming pool is 3 miles away. Audley End mainline station offering a commuter service into London's Liverpool Street is 5 miles distant and the nearest M11 access point at Stump Cross (junction 9 south only) is 7 miles away.

## GROUND FLOOR

### ENTRANCE HALL

Oak entrance door with decorative leaded window and adjoining double glazed window, skylight providing additional natural light, deep built-in coats cupboard and natural stone flooring which continues through to the adjoining rooms all with underfloor heating.

### CLOAKROOM

Comprising wall hung WC with hidden cistern, vanity wash basin and skylight window.

### KITCHEN/DINING ROOM

Fitted with a range of base and eye level units with granite work surface over, twin bowl sink unit, induction hob and hide and slide single fan oven and single microwave combi oven, space for American style fridge freezer, integrated dishwasher and space for washing machine. Windows to the rear and side aspects, together with a pair of double glazed doors providing access to the terrace and garden. Glazed door to:

### SITTING ROOM

A versatile room with a pair of double glazed windows overlooking the street scene and further window overlooking

the garden. Solid oak flooring, fireplace with exposed brickwork and inset stove, fitted shelving and exposed timber framing. Study area and staircase rising to the first floor.

## FIRST FLOOR

### LANDING

Window with views over the street scene, exposed timber framing and built-in cupboard.

### BEDROOM 1

A pair of double glazed windows enjoying elevated views over the village. Built-in cupboard.

### BEDROOM 2

A triple aspect room enjoying a good degree of natural light.

### BEDROOM 3

Window with views towards the garden.

### BATHROOM

Refitted suite comprising bath with independent shower over, vanity wash basin, WC with hidden cistern, underfloor heating, obscure glazed window.

### OUTSIDE

The property is set in the heart of this picturesque and highly sought-after

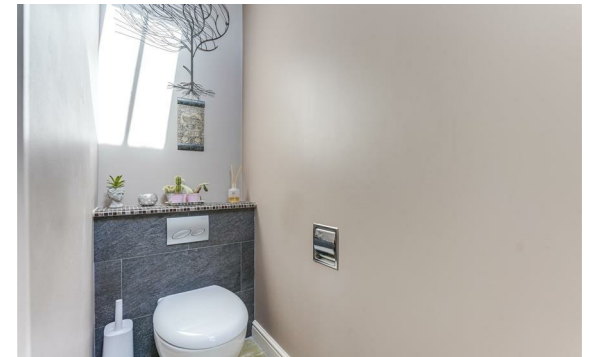
village. There is a block paved driveway providing off-street parking with steps up to the entrance door. The garden is a particular feature of the property with an attractive natural stone terrace providing outdoor entertaining space and a tucked away storage area. Steps lead up to the upper level with a further terrace, custom-built log shed, useful timber shed with light and power.

### AGENT'S NOTES

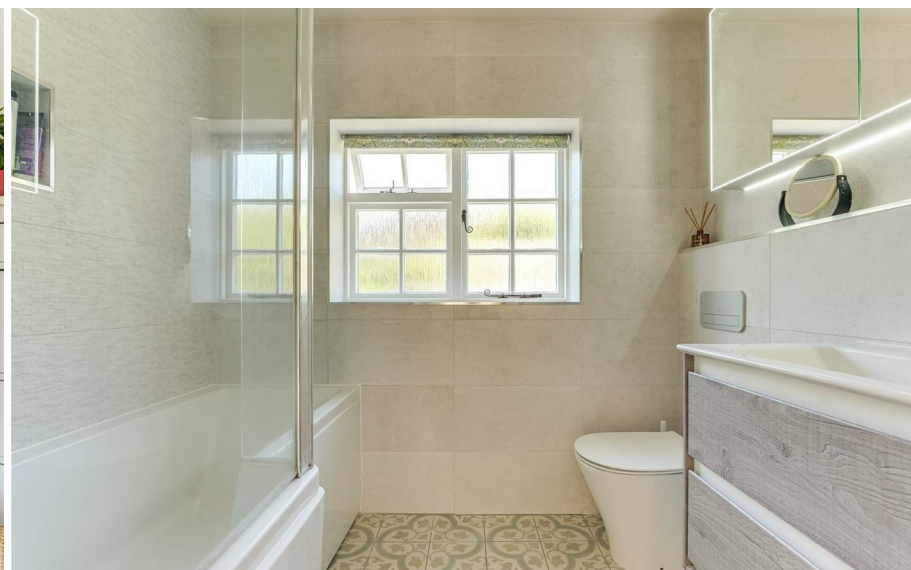
For more information on this property, please refer to the Material Information brochure that can be found on our website.

### VIEWINGS

By appointment through the Agents.











Guide Price £450,000  
Tenure - Freehold  
Council Tax Band - C  
Local Authority - Uttlesford







Approximate Gross Internal Area  
91.76 sq m / 987.69 sq ft

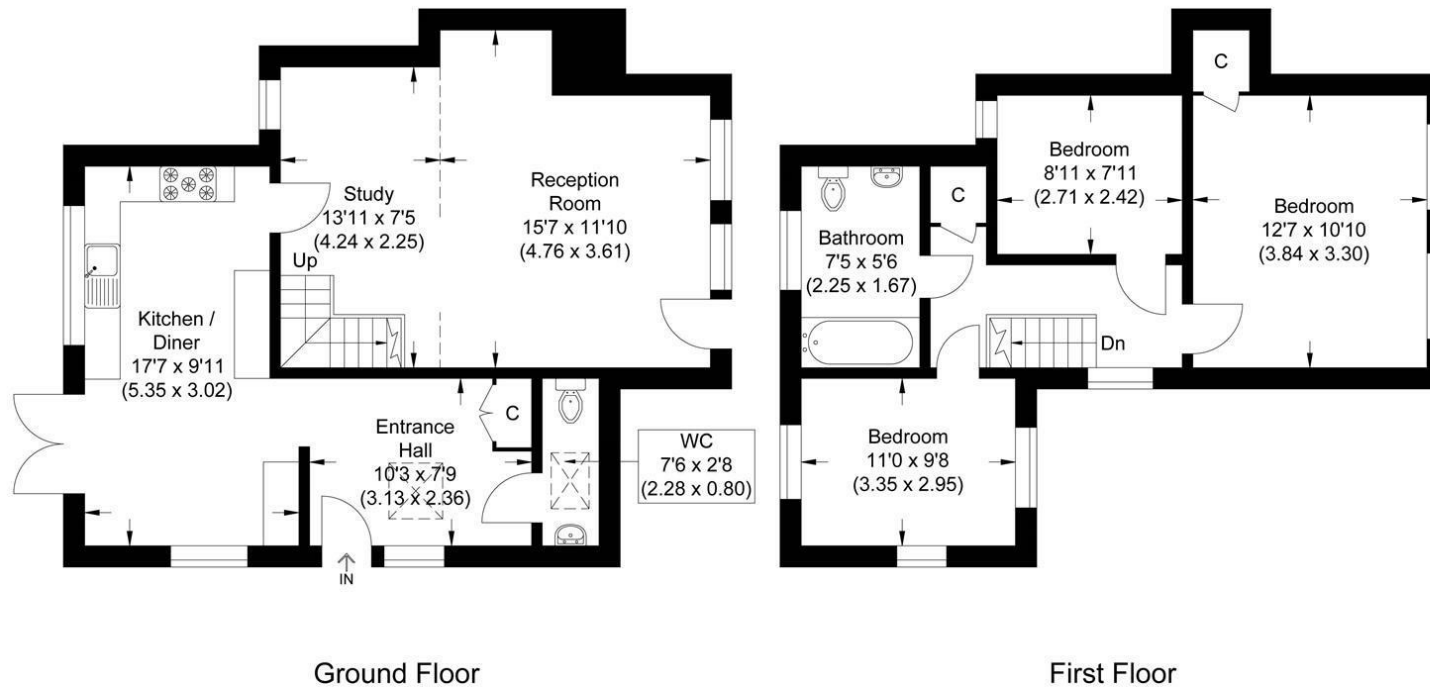


Illustration for identification purposes only, measurements are approximate, not to scale.

8 Hill Street, Saffron Walden, CB10 1JD  
01799 523656 | saffron-walden@cheffins.co.uk | cheffins.co.uk

