



Ugley Green, CM22 6HL

CHEFFINS

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CM22 6HL

- Grade II listed
- Picturesque location
- Four/five bedrooms
- Wealth of character features
- Detached double garage
- Well-tended, landscaped gardens

A stunning Grade II listed house boasting a wealth of original features and enhanced with the more recent addition of an impressive vaulted kitchen/diner. The property enjoys beautiful gardens and is set in a picturesque location, overlooking the green in the heart of this sought-after village.

5 2 3

Guide Price £1,250,000





LOCATION

Ugley Green is a small village, located just 1 mile from the village of Elsenham and 3 miles from Stansted Mountfitchet, both offering a range of amenities to meet your day-to-day needs. The market town of Bishop's Stortford is around 6 miles to the south where a comprehensive range of amenities can be found, including some excellent schooling. For commuters, the mainline station at Elsenham is within walking distance, with Stansted (5 min drive) and Bishop's Stortford (15 min drive) offering express services into London Liverpool Street and Cambridge. The train service provides a link to the independent Cambridge schools as well as Bishop's Stortford schools. Junction 8 of the M11 is around 5 miles away, as is Stansted Airport and the A120.

GROUND FLOOR

ENTRANCE HALL

The entrance hall and kitchen form part of a later addition to the property with timber entrance door and exposed oak framing with glazed panel providing a good degree of natural light. To the rear of the entrance hall is a glazed stable door providing access to the terrace and garden beyond with further oak framing and glazed panels, exposed brick floor with underfloor heating, solid oak doors to adjoining rooms and staircase rising to the first floor landing.

KITCHEN/DINER

An impressive vaulted room providing contemporary living with exposed green oak framing and windows to the front and rear aspects together with two sets of glazed doors enjoying views and access onto the garden. The kitchen comprises a range of handmade units, incorporating a central island, with marble and granite worktops, double butler sink, integrated dishwasher and fridge and limestone tiled flooring with underfloor heating. To the rear of the kitchen is a large walk-in pantry with shelving, space for fridge freezer and window to the front aspect.

BOOT ROOM

Fitted with handmade base units with granite worktop, sink unit, boiler and underfloor heating. Glazed door with adjoining window providing access onto the garden.

SITTING ROOM

A very atmospheric room forming part of the original cottage with secondary glazed leaded windows and doors providing a good degree of natural light and views onto the garden. An inglenook fireplace with exposed timbers, study area and door to:-

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Leaded windows and doors to two aspects providing views and access to the gardens, inglenook fireplace with inset log burning stove, oak flooring, door to study/bedroom 5 and timber door to:-

UTILITY AREA

Cupboard with space for washing machine and tumble dryer above. Leaded window with views of the garden, door returning to the entrance hall and door to:-

CLOAKROOM

Comprising WC with hidden cistern, wash basin, heated towel rail, exposed timbers and brick floor.

STUDY/BEDROOM 5

Secondary glazed leaded window overlooking the garden, exposed timbers and door with staircase rising to the first floor, additional original door leading to the garden. Door to:-

GROUND FLOOR BATHROOM

Comprising panelled bath and separate shower enclosure, low level WC, vanity wash basin and boiler. Leaded windows to two aspects along with exposed brickwork and timbers.

FIRST FLOOR

LANDING

Accessed via two staircases from the entrance hall and ground floor study/bedroom. Leaded windows providing a pleasant outlook, exposed timbers and brick chimney breast together with built-in linen cupboard and further storage cupboard.

BEDROOM 1

Exposed timbers and secondary glazed window with a pleasant outlook over the garden and surrounding countryside.

BEDROOM 2

A dual aspect room with secondary glazed leaded

window overlooking the garden and surrounding countryside together with exposed timbers.

BEDROOM 3

Secondary glazed window with a pleasant outlook and deep built-in storage cupboard.

BEDROOM 4

Secondary glazed leaded window with a pleasant outlook, exposed timbers and brick chimney breast.

CLOAKROOM

Comprising high level WC and useful built-in storage cupboard.

BATHROOM

Comprising free-standing roll-top bath, separate shower enclosure, wash basin, part-panelled walls and leaded window.

OUTSIDE

The property is set in arguably one of the prettiest villages in the surrounding area. The property enjoys a generous mature garden with grounds of approximately 0.4 of an acre and is accessed via a five-bar timber gate which in turn leads to a gravelled driveway providing off-street parking with EV charging point and access to a detached double garage. The garden is a particular feature of the property with mature hedging and planting together with brick paths and al fresco entertaining space with the addition of a greenhouse and a useful weatherboarded and tiled shed with power connected.

DETACHED DOUBLE GARAGE

Access is via two pairs of timber doors with window overlooking the garden, eaves storage space, power and lighting connected and also providing potential for conversion subject to needs and relevant approval.

VIEWINGS

By appointment through the Agents.







Guide Price £1,250,000
Tenure - Freehold
Council Tax Band - G
Local Authority - Uttlesford



Approximate Gross Internal Area
259.62 sq m / 2794.52 sq ft
(Excludes Garage)
Garage Area 29.70 sq m / 319.68 sq ft



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.

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.

