



High Street, Great Chesterford, CB10 1PL

**CHEFFINS**

## High Street

Great Chesterford,  
CB10 1PL

5 2 3

**Guide Price £1,000,000**

- Grade II Listed
- Beautifully presented throughout
- Mature, private gardens
- Detached barn with scope for conversion
- Sought-after location, ideally located for commuters
- Offered chain free

A beautiful, Grade II Listed, detached house set in the heart of this highly sought-after village. The property enjoys a number of original features, together with a good sized private garden and detached barn offering scope for conversion.





## LOCATION

Great Chesterford is one of the area's most sought after villages with its outstanding range of local amenities including a store, fine church, primary school, hotel/restaurant, 2 inns and its own mainline railway station with a commuter service to Cambridge and London Liverpool Street. The market town of Saffron Walden is situated about 4 miles to the south and the university city of Cambridge about 11 miles to the north. The nearest M11 motorway access point is less than 1 mile away at Stump Cross and for the international commuter Stansted Airport is located just off Junction 8 on the M11 motorway close to Bishop's Stortford.

## GROUND FLOOR

### ENTRANCE HALL

Timber entrance door accessed via the side path, a pair of windows to the side aspect, exposed timbers, door to cellar and timber doors to adjoining rooms.

### SITTING ROOM

A dual aspect room with windows overlooking the garden, inglenook fireplace with exposed brickwork and inset log burning stove, oak flooring and exposed timbers.

### MUSIC ROOM/SNUG

A versatile, multi-purpose space with exposed timbers, oak flooring and fitted bookcase. Door to kitchen/breakfast room and doorway to:

### DINING ROOM

A dual aspect room with windows overlooking the garden, oak flooring.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with quartz worktops, sink, three oven gas fired Aga, free standing washing machine, dishwasher and fridge freezer and a pair of larder cupboards. Exposed timbers and windows to two aspects overlooking the garden and street scene. Door to:

### SIDE LOBBY

Staircase rising to the first floor and door with adjoining window providing access to the front garden.

## GROUND FLOOR SHOWER ROOM

Comprising shower enclosure, pedestal wash basin, low level WC, heated towel rail and obscure glazed window.

## CELLAR

A useful space, currently used for storage, with power and lighting connected

## FIRST FLOOR

### LANDING

Window to the side aspect, exposed timber and built-in airing cupboard.

### BEDROOM 1

A dual aspect room with windows to the front and side aspects providing a pleasant outlook. Exposed timbers and fitted wardrobes.

### BATHROOM

Comprising panelled bath, separate shower enclosure, vanity wash basin, low level WC, heated towel rail and skylight.

### BEDROOM 2

A dual aspect room with windows overlooking the rear garden.

### BEDROOM 3

A pair of windows to the side aspect, exposed timbers.

### BEDROOM 4

Window to the side aspect overlooking the garden, exposed timbers.

### BEDROOM 5

Window to the side aspect, exposed timbers.

## OUTSIDE

The property is set in an elevated position in the heart of this highly sought-after and well-served village, within walking distance of the amenities and facilities. The mature plot is accessed via a pair of five bar timber gates, in turn leading to a gravelled driveway providing extensive off-street parking with EV charging point and access to the detached barn. Adjoining the property is a paved terrace with flower and shrub borders and steps leading up to the garden which is mainly laid to lawn with mature shrubs and planting. The gardens enjoy a good degree of privacy.

## DETACHED BARN

Accessed via a pair of timber doors. The barn is currently used for storage, however, offers huge scope for conversion to a home office, gym or annexe, dependent upon needs and relevant approval.

## VIEWINGS

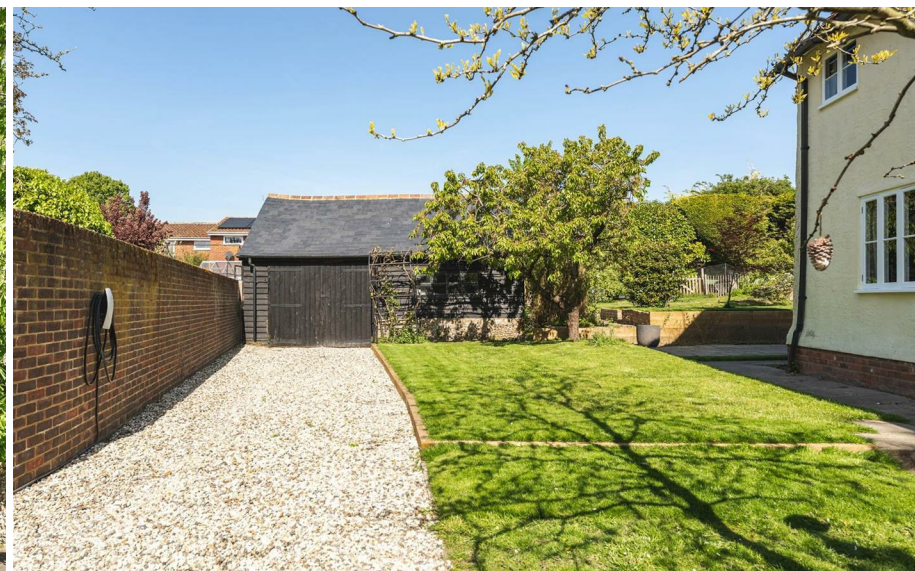
By appointment through the Agents.







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





Approximate Gross Internal Area  
 154.52 sq m / 1663.23 sq ft  
 (Excludes Cellar & Barn)  
 Cellar Area : 9.10 sq m / 97.95 sq ft  
 Barn Area : 40.95 sq m / 440.78 sq ft

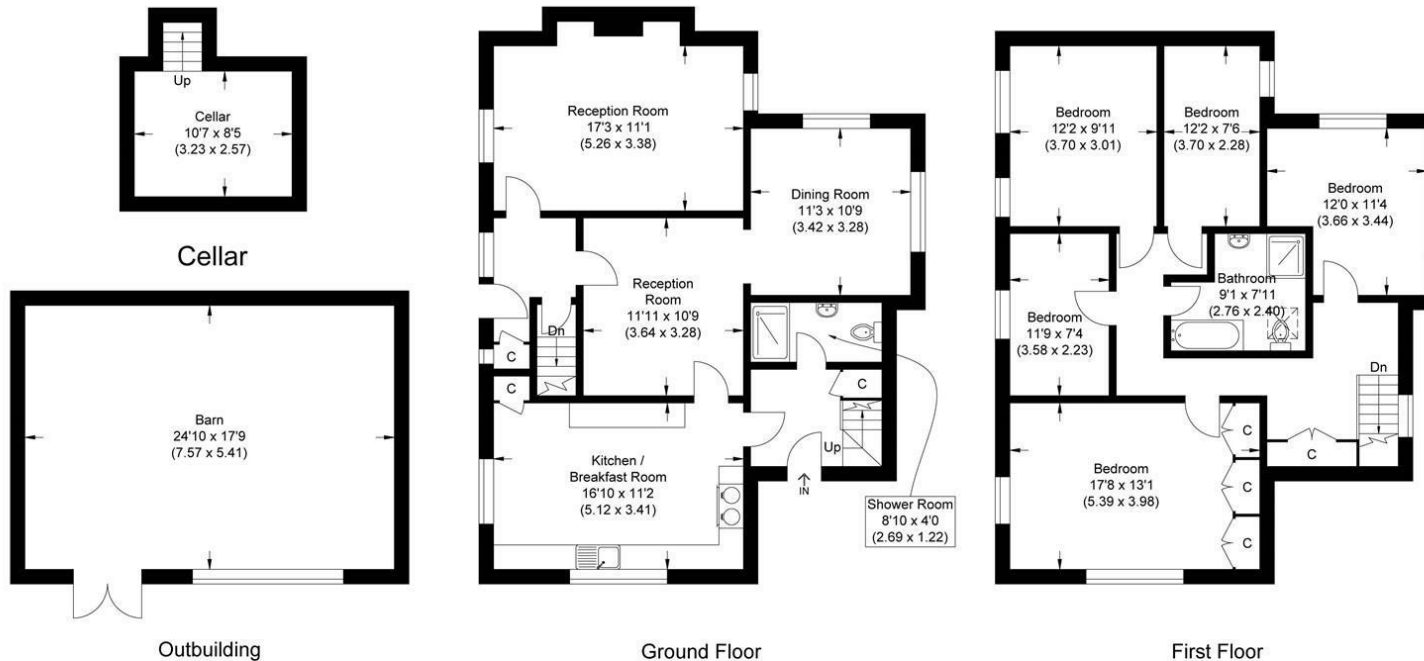


Illustration for identification purposes only, measurements are approximate, not to scale.

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](http://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.

