



Rickling Road, Wicken Bonhunt, CB11 3UH

CHEFFINS

Rickling Road

Wicken Bonhunt,
CB11 3UH

- Secluded 0.9 of an acre plot
- Extensive accommodation
- No upward chain
- Stunning open-plan kitchen/dining/family room
- Football pitch/tennis court & resistance pool

A modern farmhouse which sits comfortably within a 0.9 of an acre plot in an idyllic village location. The property offers extensive accommodation over 2 floors and a stunning roof terrace with views over the adjoining countryside.

4 3 5

Guide Price £1,100,000





LOCATION

Wicken Bonhunt is an attractive village just to the south- west of Saffron Walden and is ideally placed to reach the railway link to London's Liverpool Street at Audley End or Newport stations. Access to the M11 motorway is at Bishops Stortford. There is a well regarded local primary school at nearby Clavering, where there is also a good Supermarket. Wicken Bonhunt has a public house, active Church and many village clubs and organisations. More comprehensive amenities are available at the fine old market town of Saffron Walden. London's third international airport is at Stansted 12 miles away.

GROUND FLOOR

ENTRANCE HALL

Entrance door, staircase rising to the first floor and doors to adjoining rooms.

CLOAKROOM

Comprising ceramic wash basin and low level WC.

SITTING ROOM

Window to the front aspect and feature fireplace with log burner.

PLAYROOM

Dual aspect windows.

STUDY

Window to the rear aspect.

KITCHEN

Comprising an extensive range of base and wall-mounted units and a pair of central islands adjoined by a glazed worktop, one housing a sink unit and breakfast bar and the other with induction hob, with wine fridge and cupboards below. Integrated appliances including twin ovens with built-in steamer, American style fridge freezer and dishwasher. A pair of bi-folding doors opening to the rear garden. Opening to:

DINING ROOM

French doors opening to the front aspect.

FAMILY ROOM

Open plan from the kitchen with dual aspect windows. Door to:

GYM

Bi-folding doors to the rear aspect.

REAR LOBBY

Doors to:

UTILITY ROOM

Fitted with base units with worktop space over, sink unit and space and plumbing for washing machine with tumble dryer over. Window to the side aspect.

SHOWER ROOM

Comprising large shower enclosure, wall-mounted wash basin, WC and heated towel rail. Window to the rear aspect.

FIRST FLOOR

LANDING

Doors to adjoining rooms and French doors opening to a large balcony.

BEDROOM 1

Fitted wardrobes, windows to the front aspect and French doors opening to the balcony. Door to:

EN SUITE

Comprising shower enclosure, wash basin, WC and window to the side aspect.

BEDROOM 2

Fitted wardrobes and window to the rear aspect.

BEDROOM 3

Fitted wardrobes and dual aspect windows.

BEDROOM 4

Fitted wardrobes and window to the front aspect.

BATHROOM

Suite comprising free-standing bath, wash basin, WC and window to the side aspect.

BALCONY/ROOF TERRACE

A substantial terrace with glass balustrade and composite decking providing an ideal, al fresco entertaining space with far reaching views over the countryside.

OUTSIDE

The property is accessed via a gravelled driveway providing off-street parking for multiple vehicles. There is a block paved terrace to the front of the property with an adjoining garden which is laid to lawn with a number of mature trees. There is gated access to the rear garden which features a large composite decking area with an integrated hot tub/resistance pool. The remainder of the garden is laid to lawn with hedge borders

providing a good degree of seclusion. In addition, there is an enclosed tennis court/football pitch, separate Oriental garden with pond and a detached summer house.

AGENT'S NOTES

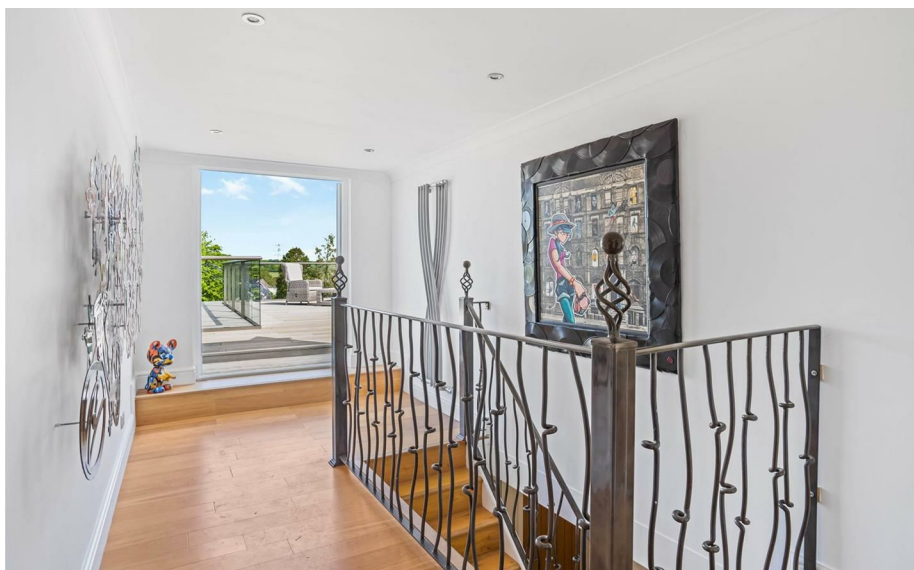
- Tenure - Freehold
- Council Tax Band - F
- Property Type - Detached House
- Property Construction - Brick and block with tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 3,394 sqft plus outbuilding
- Parking - Driveway
- UTILITIES/SERVICES
- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Kerosene oil heating and wood burner
- Broadband - Fibre to the Cabinet
- Mobile Signal/Coverage - OK

- Flood risk - Low risk
- Planning Permission - Planning application for one dwelling to the south of property
- BUILDING SAFETY
- The vendor has made us aware that, to the best of their knowledge, there is no asbestos present at the property.
- The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.
- The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse.
- ACCESSIBILITY/ADAPTATIONS
- The vendor has made us aware that, to the best of their knowledge, there have been no adaptations made to the property for accessibility requirements during their ownership.

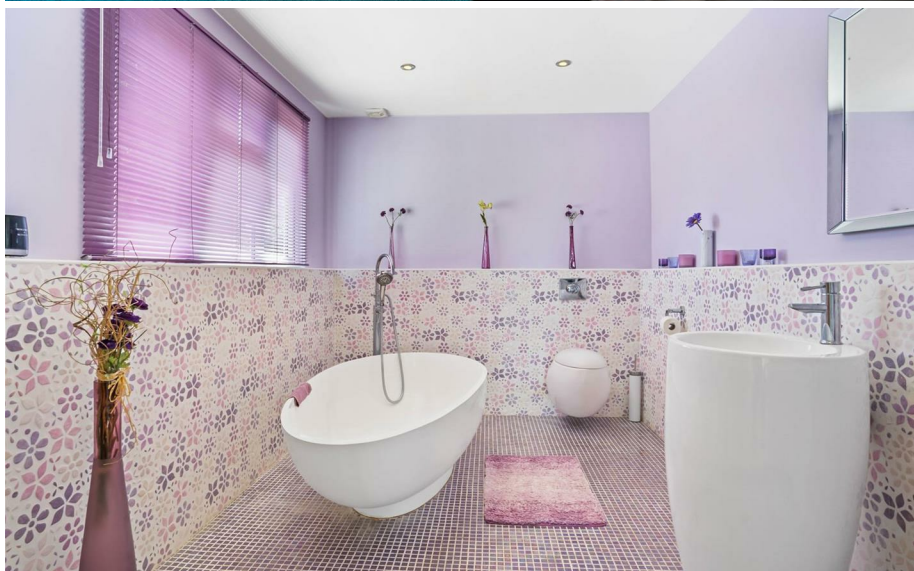
VIEWINGS

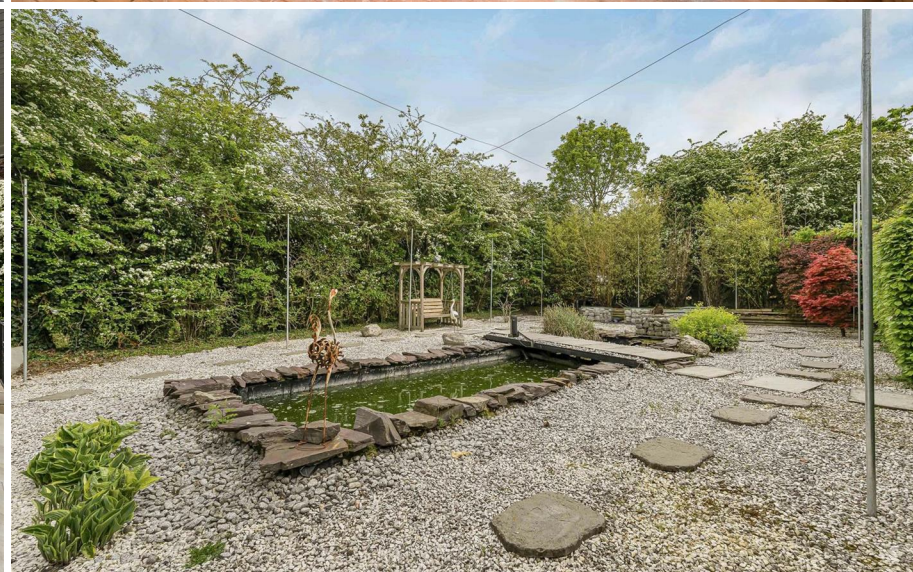
By appointment through the Agents.












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 £1,100,000
 Tenure – Freehold
 Council Tax Band – F
 Local Authority – Uttlesford





Approximate Gross Internal Area 3636 sq ft - 337 sq m

Ground Floor Area 2142 sq ft – 199 sq m

First Floor Area 1252 sq ft – 116 sq m

Outbuilding Area 242 sq ft – 22 sq m





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.

