



Berden, CM23 1AE

**CHEFFINS**



## Berden

CM23 1AE

- Picturesque village location
- Barn conversion with original features
- Principal bedroom with ensuite and dressing room
- Four bedrooms
- Double garage and EV charging point
- Beautiful landscaped gardens

A beautiful detached barn conversion forming part of a small courtyard development set in a tucked away location within the village. The property boasts a number of original features together with an impressive kitchen/dining room, landscaped gardens, garden studio and double garage.

4 2 3

**Guide Price £925,000**







## LOCATION

The picturesque village of Berden is surrounded by rolling countryside and is within 2 miles of the supermarket at Clavering. The busy market town of Saffron Walden is only 9 miles away and offers an excellent range of amenities, multiple shopping facilities, schooling for all ages and many sporting facilities. Berden is only 7 miles from Bishop Stortford which again has all the similar facilities mentioned above. The M11 intersection, just outside the town offers connections to London and the M25 orbital motorway. London's third international Airport is at Stansted.

## GROUND FLOOR

### ENTRANCE HALL

An impressive and spacious entrance hall with solid timber entrance door and natural stone flooring, vaulted ceiling with exposed timber framing and a number of full height glazed panels flooding the room with natural light. Open tread oak staircase rising to the first floor and galleried landing with understairs storage cupboard.

### SITTING ROOM

This dual-aspect room features garden views from two windows and glazed doors leading to the terrace. It boasts oak flooring, exposed timbers, a fireplace with brickwork and inset stove, and a study area overlooking the garden with built-in storage.

### SNUG/BEDROOM 4

A multi purpose room with oak flooring, exposed timbers, built-in cupboard and window overlooking the terrace.

### FAMILY ROOM

Windows to two aspects, exposed timbers and oak flooring.

### KITCHEN/DINING/LIVING ROOM

This spacious room offers contemporary living, featuring a handmade kitchen with a range of cupboards, a central island with a marble countertop, a twin-bowl butler sink, and space for a range cooker. The kitchen also includes an integrated

full-height fridge, dishwasher, wine cooler and a larder cupboard. The oak framed living/dining area features a vaulted ceiling and bi-fold glazed doors that open to the terrace and garden, together with oak flooring and windows on two sides.

### UTILITY ROOM

Fitted with base and eye level units with marble worktop, butler sink, cupboard with space for washing machine and tumble dryer above, window overlooking the driveway and a further glazed stable door providing access to the outdoor space, oak flooring and door to the adjoining garage.

## FIRST FLOOR

### GALLERIED LANDING

With views over the entrance hall and courtyard.

### PRINCIPAL BEDROOM

A vaulted room with exposed timber framing and windows to two aspects. Opening to:-

### DRESSING ROOM

Fitted with wardrobes, drawers and cupboards. Velux skylight providing natural light and door to:-

### EN SUITE

Comprising tiled shower area, low level WC, vanity wash basin and tiled flooring.

### BEDROOM 2

The room features an impressive tall ceiling with exposed timbers, fitted wardrobes and cupboards along with a window enjoying views of the garden.

### BEDROOM 3

This room has an impressive tall ceiling with exposed timbers, a skylight and built-in wardrobe and drawers.

### BATHROOM

Comprising free-standing roll-top bath, shower enclosure, low level WC, wash basin, exposed timbers, oak flooring and window to the front aspect.

### OUTSIDE

The property is set within the centre of this picturesque village and forms part of a small courtyard development. To the front of the property is a gravelled driveway providing off-street parking and a further driveway leading to a double garage with a EV charging point. To the rear of the property is a natural stone paved terrace, perfect for al fresco entertaining, with adjoining lawn areas and raised beds filled with shrubs and plants. A pathway leads to the rear of the garden and a detached garden studio, ideal for a home office or gym.

### DOUBLE GARAGE

A double garage with up and over doors, power and lighting connected with eaves storage space.

### VIEWINGS

By appointment through the Agents.






















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Guide Price £925,000  
 Tenure – Freehold  
 Council Tax Band – G  
 Local Authority – Uttlesford









Approximate Gross Internal Area  
 215.37 sq m / 2318.22 sq ft  
 (Excludes Garage & Outbuilding)  
 Garage Area 30.17 sq m / 324.74 sq ft  
 Outbuilding Area 8.96 sq m / 96.44 sq ft

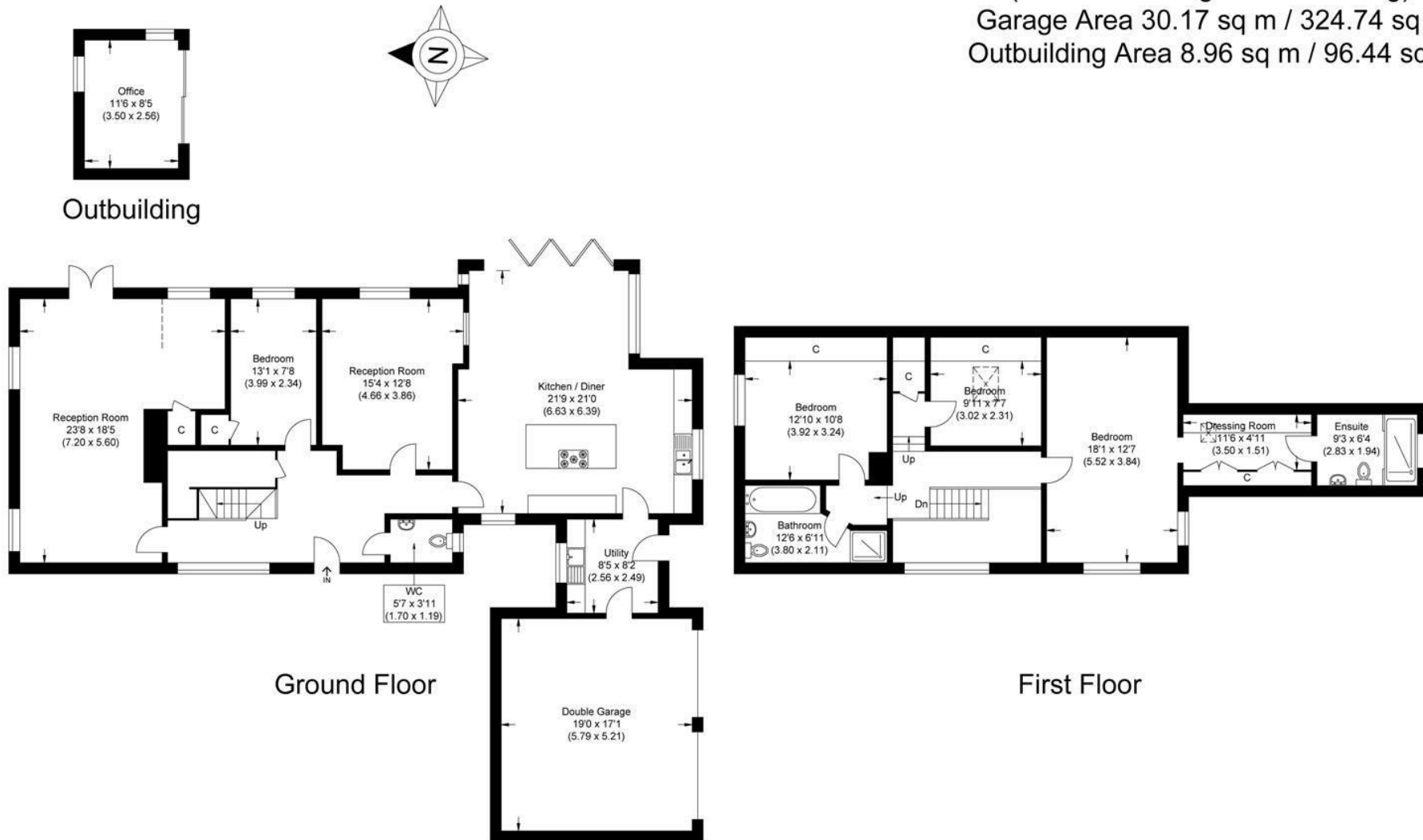


Illustration for identification purposes only, measurements are approximate, not to scale.





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.

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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.

