



High Street, Littlebury, CB11 4TD

CHEFFINS

High Street

Littlebury,
CB11 4TD

- Four bedrooms
- Three reception rooms
- Kitchen/breakfast room
- Cellar
- Adjoining barn with workshop
- Off-street parking

A deceptively spacious and charming Grade II Listed property set in a sought-after village. The property boasts a wealth of original features, together with an adjoining barn with workshop and off-street parking.

4 2 3

Guide Price £895,000





LOCATION

The very popular and pretty village of Littlebury has a fine Church and Public House. It is only 1 mile from the market town of Saffron Walden which has excellent shopping, schooling and recreational facilities. Audley End Mainline station (London Liverpool Street - 57 mins) is 2 miles and the M11 (Jt 9 - South only) is approximately 3 miles.

GROUND FLOOR

SIDE ENTRANCE HALL

Glazed door accessed from the side courtyard. Slate flooring.

WASH ROOM

Comprising butler sink with hardwood drainer, shelving, slate flooring and window to the side aspect.

STUDY

A multi-purpose room with large window to the front aspect overlooking the street scene.

GROUND FLOOR SHOWER ROOM

Refitted suite comprising shower enclosure, vanity wash basin with cupboards below, WC with hidden cistern, heated towel rail, slate flooring and obscure glazed window.

LIVING ROOM/SITTING AREA

A dual aspect room with windows to the front and rear aspects enjoying views over the street scene and garden. Fireplace with exposed brickwork, brick hearth and wood burning stove, exposed timbers and studwork. Front door from the street and door to staircase leading down to the cellar. Built-in storage cupboard and door to:

DINING ROOM

Window to the front aspect overlooking the street scene, exposed timbers and recessed storage area with window to the rear aspect. Staircase rising to the first floor and door with decorative leaded window leading to:

KITCHEN/BREAKFAST ROOM

A spacious and well-lit room, fitted with an extensive range of units with stone composite worktop space, three oven Total Control

electric Aga, Belfast sink, integrated dishwasher and space for fridge freezer. Tiled flooring and a pair of windows overlooking the courtyard garden, together with a glazed stable door providing access to the outside.

CELLAR

A sizeable and useful cellar offering scope for conversion and additional accommodation, if required and subject to relevant approval.

FIRST FLOOR

LANDING

Window to the front aspect and exposed timbers.

BEDROOM 1

A dual aspect room with windows to the front and rear aspects, together with exposed timbers.

BATHROOM

Suite comprising free standing roll top bath with claw feet, pedestal wash basin, low level WC, exposed timbers and brick chimney breast and window overlooking the garden.

BEDROOM 2

Window to the front aspect and internal window from the landing.

BEDROOM 3

Two steps leading up from the landing. Window overlooking the courtyard and garden. Door to:

BEDROOM 4

Window overlooking the delightful garden.

OUTSIDE

Adjoining the rear of the property is a barn with

a vaulted ceiling, exposed timbers and window overlooking the garden. A subdividing wall provides a versatile space, including a utility/storage room with ceramic sink and boiler and space for washing machine and tumble dryer. This leads through to the home office/studio which offers a variety of uses, dependent upon needs, and a useful workshop and garage accessed via a pair of timber doors from the driveway.

The property is set within this highly sought-after and picturesque village, well-placed for commuters requiring access to the road and rail networks to London and Cambridge. To the side of the property is a driveway, in turn leading to a pair of electric, remote controlled gates and access to the off-street parking for two vehicles. The gardens are a particular feature of the property, having been lovingly maintained over a number of years, incorporating a delightful natural stone paved terrace and well-stocked flower and shrub beds. The garden is mainly laid to lawn with further pathways and well-stocked beds, together with a summerhouse looking back towards the property.

VIEWINGS

By appointment through the Agents.







Guide Price £895,000
Tenure - Freehold
Council Tax Band - G
Local Authority - Uttlesford





CELLAR: 13 m²/141 sq ft, GROUND FLOOR: 173 m²/1,865 sq ft
 FIRST FLOOR: 78 m²/842 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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.

