



High Street, Littlebury, CB11 4TD

CHEFFINS

High Street

Littlebury,
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- Grade II Listed cottage
- Numerous character features
- Sitting room with open fireplace
- Private, low-maintenance garden
- Off-street parking
- Sought-after village location

A Grade II listed period cottage in a sought-after village location. The property has undergone extensive refurbishment and updating to provide beautifully presented and well proportioned accommodation throughout.

4 2 3

Guide Price £600,000





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

ENTRANCE HALL

Timber entrance door with decorative leaded panel and adjoining window, exposed brick flooring and stairs rising to first floor, decorative glazed doors to adjoining rooms.

SITTING ROOM

Window to front aspect, open fireplace with exposed brickwork, brick flooring and exposed timbers.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with granite worktop, butler sink, oil fired Rayburn oven providing heating and hot water, hob with oven below, integrated dishwasher and washing machine, space for fridge freezer, window overlooking the garden and glazed stable door providing access to garden and outside space.

DINING ROOM

A multi purpose room with a pair of double glazed doors providing access onto the terrace and garden and window to the side aspect.

SNUG

Window to the front aspect.

CLOAKROOM

Comprising low level WC, wash basin, part wood panelled walls and window to the side aspect.

FIRST FLOOR

LANDING

An impressive landing with vaulted ceiling and exposed timber framing, deep built-in storage cupboard and window to the front aspect.

BEDROOM 1

Window to the front aspect, exposed timbers and exposed brick chimney breast.

EN SUITE

Comprising shower enclosure, low level WC, wash basin and window to the rear aspect.

BEDROOM 2

Window to the front aspect.

BEDROOM 3

Window to the rear aspect.

BEDROOM 4

Window to the rear aspect.

BATHROOM

Comprising panelled bath with independent shower over, low level WC, wash basin and window to the rear aspect.

OUTSIDE

To the side of the property is a gravelled driveway providing parking for two cars with a wrought iron gate giving access to a low maintenance courtyard garden with gravel and natural stone paving, together with raised flower beds.

AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

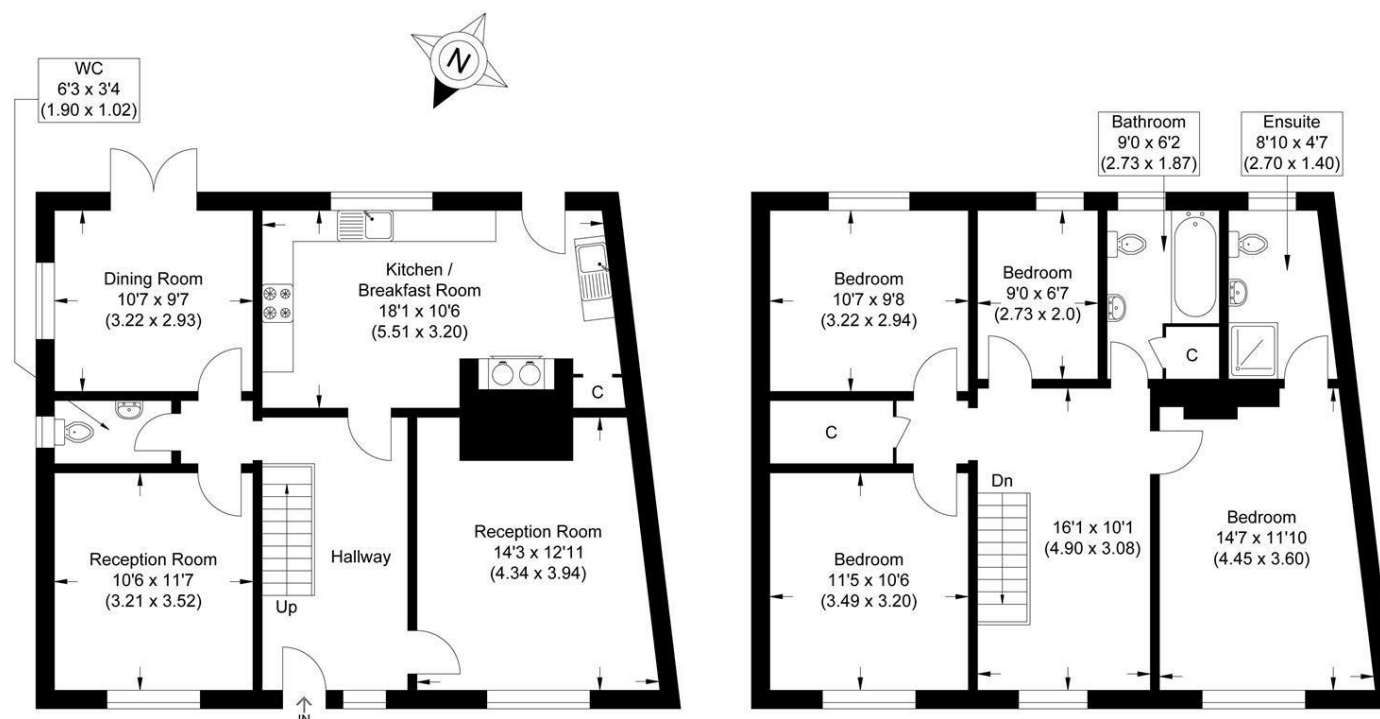
By appointment through the Agents.







Approximate Gross Internal Area
145.30 sq m / 1563.99 sq ft



Ground Floor

First Floor

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

Guide Price £600,000

Tenure - Freehold

Council Tax Band - F

Local Authority - Uttlesford

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.