

EH

EXQUISITE  
HOME



## PICTURE PERFECT

Set within the popular village of Great Chesterford, with its easy access to Cambridge and London, is this striking sixteenth-century, Grade II listed piece of English history. With five bedrooms and three bathrooms, the property is a postcard-worthy example of traditional architecture and charm, and its position within a sought-after village close to the market town of Saffron Walden makes this an exciting opportunity to own a piece of English heritage in an area that has so much to offer.





Even in a village full of historic properties, this house truly stands out as both unique and intriguing. Originally built in the early 1500s and extended in the early 1600s, the property was once three different premises: a beer-house and maltings, a public house, and (presumably) the inn-keeper's dwelling. The property ceased operating as a public house in the 1960s and was then turned into a single home offering a wealth of cosy living spaces and historic charm.

Entry into the main house is through a rear hall that connects the utility and garage extension to the main house. To the rear of the hall is a bright and calming garden room, and this leads through into the large utility room, which also has external doors leading both to the drive and to the rear garden. Located within the utility room is a ground-floor shower room, and its position next to the utility entry door makes this an ideal space for washing off dogs and wellies after a wintery countryside amble. Back into the main hall, and a door opens through into a corridor which opens into both the kitchen and the main reception room. The character and history of the property really shows through in the dual-aspect reception room, with its large inglenook fireplace and ceiling beams. Stairs to the rear of the reception room lead up to the first floor, and to the rear of the reception room is an open nook which would be ideal for a piano or additional seating. Next to this nook is a semi-private snug, which could also be utilised as a play room, music room, study, or library. To the rear of this is the formal dining room which, like the reception, is characterised by charming beams. Two large south-facing windows allow plenty of light into this room, and the position would create a great atmosphere for dinner parties or family gatherings. To the side of the dining room is a study, also with the benefit of a south-facing window that really keeps this room bright and comfortable throughout the day, creating an ideal spot for working from home. The study also enjoys double doors that open out into the courtyard garden, and it's easy to imagine listening to birdsong and enjoying the breeze blowing in through the open doors, creating a serene ambience to enjoy while working or reading in this space. Back to the reception room, and a door opens into the front corridor that then opens into a WC and also into the large kitchen. The kitchen includes a range of cupboards and worktop space and a gas-operated Rayburn range cooker. Additionally, the kitchen includes a built-in double oven and gas cooktop, together with space for a dishwasher and a full-height freestanding fridge/freezer. To the rear of the kitchen is an additional area, currently used as a small seating area but perfect for a larger breakfast table for informal dining, or for extending the available kitchen storage and worktop space. Perhaps one of the highlights of this kind of property is just how versatile the space is, with so many possibilities for the house to form and shape around its owner and their individual lifestyle.



An Warm Welcome



*“...the property is the perfect example of traditional architecture and charm...”*

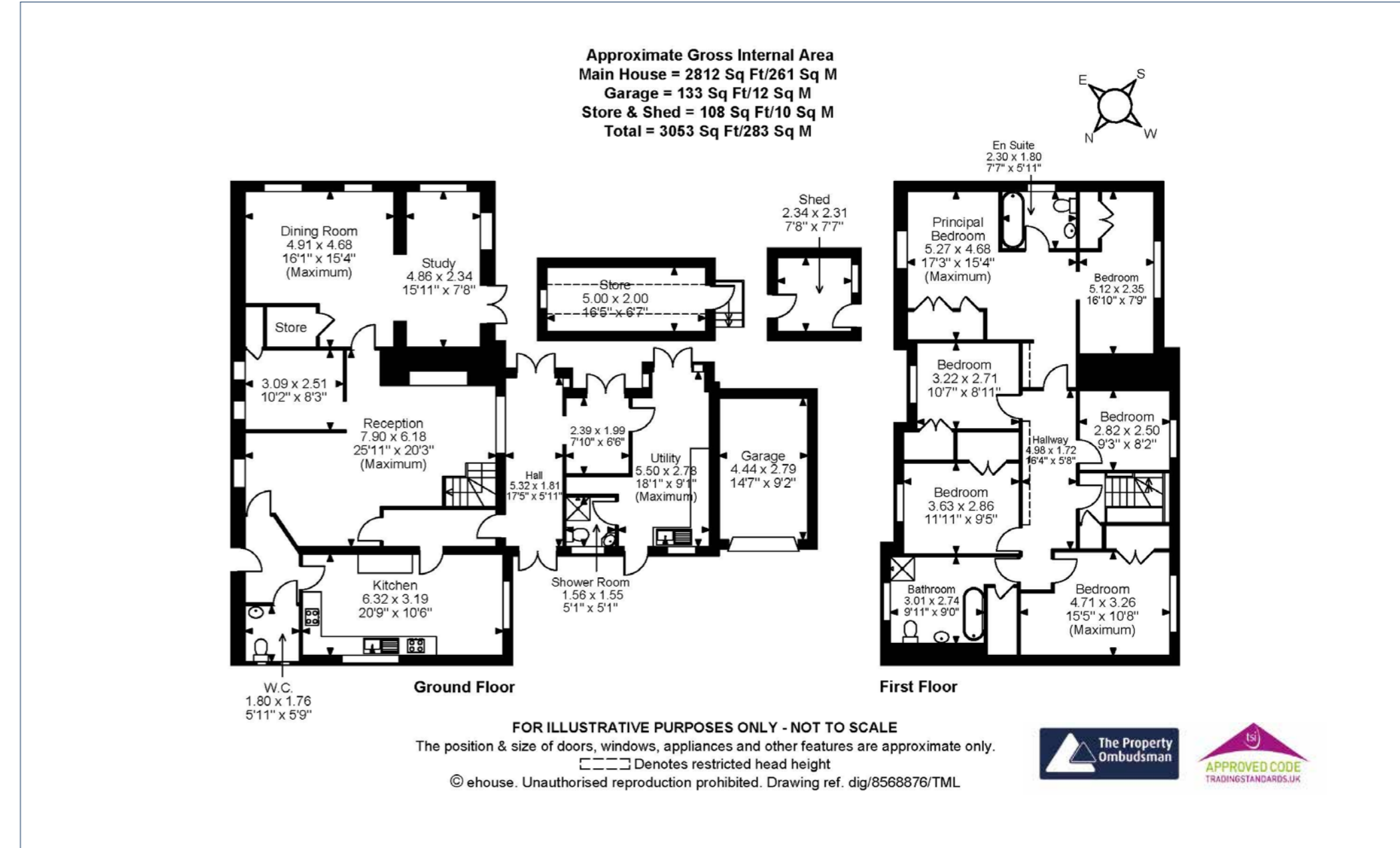


The first floor is yet another example of the malleability of the space on offer here. There are currently five separate bedrooms, with a potential sixth bedroom space located within the principal room. The four guest bedrooms are of varying size, with three of them including large wardrobe cupboards. These bedrooms all share a large family bathroom that includes a separate shower and bath. The principal bedroom occupies the southern wing of the property, and enjoys built-in wardrobe storage as well as a private bathroom. The potential sixth bedroom currently makes an ideal dressing area.

# LOCATION

The property includes a spacious drive with parking for up to four cars, and to the rear of the drive is a large lean-to perfect for all-weather relaxation, and this connects to the single garage. The west-facing garden is a perfect little cottage oasis which is coloured by a multitude of plants, shrubs and trees, including apple and blackberry trees. Also located within the garden is a small pond, and vinery growing alongside the house really allows the imagination to take flight as you enjoy being in this secluded, colourful utopia.

The village of Great Chesterford is highly-sought after for its convenience to both Cambridge and London, with Great Chesterford station lying on the mainline between Cambridge and the capital. Direct trains to London's Liverpool Street Station take approximately 45 minutes, and the village's close proximity to the M11 makes commuting to Stansted airport similarly convenient. The property enjoys a convenient position in the village, with an easy walk to the nearest primary school, doctor's surgery, and to a local artisan bakery and food hall. The village also boasts a large community centre with playing fields, and there are at least two popular gastro pubs in the village, one of which is less than a five-minute walk from the property.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX  
T +44(0)3455 651681 E [enquiries@exquisitehome.co.uk](mailto:enquiries@exquisitehome.co.uk)

Exquisite Home, Sumpter House, 8 Station Road, Histon, Cambridge CB24 9LQ  
T +44(0)3455 651681 E [enquiries@exquisitehome.co.uk](mailto:enquiries@exquisitehome.co.uk)