



3 Clayhall Cottages

Catmere End, Saffron Walden





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A beautiful semi-detached period home, 3 Clayhall Cottages, is located just 3.5 miles west of the charming market town of Saffron Walden. Built around the 1870s, it was originally part of a row of homes for farm workers of the Audley End Estate. The property sits on a plot of just over 0.8 acres and is surrounded by open countryside, offering a peaceful retreat. Despite its idyllic location, you can still enjoy easy access to Audley End Train Station and the well-regarded, OFSTED Rated 'Outstanding', Saffron Walden County High School are both only a 2.8-mile drive or cycle away.

The central hallway provides access to the living room, study, kitchen/dining room, and stairs to the first floor. The living room is an impressive 37.5 square meters, with windows to both the front and rear, french doors leading to the courtyard garden, and a log-burning stove. The kitchen has been recently refitted (summer 2023) and is located at the rear of the house. It features shaker-style base and eye-level units, integrated appliances, an acrylic quartz effect worksurface, and enough room for a dining table. Double doors lead out to the courtyard garden. The study, located at the front of the house, is spacious and could be used as a home office or playroom.

Upstairs there are four double bedrooms, a shower room and a bathroom. The master bedroom is located at the north end of the property and has windows to the front and rear aspects. Bedroom two has two built-in cupboards. Bedroom three has views over the rear garden and bedroom four has countryside field views to the front.

The courtyard patio area separates the house from the annexe. There is planning permission (UTT/19/1186/HHF) for linking the Annexe to the house, which will create a new and impressive kitchen/dining area, snug, and utility space.





The Annexe has an open-plan kitchen/dining/ living room layout with double doors out to the formal garden and an internal door to the double bedroom which itself has a sliding door to the garden and another door to the shower room.

The garden is mainly laid to lawn with a brick-paved patio area almost adjacent to the annexe, with the garden itself surrounded by mature flower beds, shrubs and trees. There is a gate at the rear of the garden that opens into the orchard which itself is surrounded by a recently installed wire fence. The orchard itself is laid to lawn with several fruit trees. There is off-street parking situated to the side of the property with space for three cars.

Agents Note:

Tenure: Freehold

EPC Band: E

Uttlesford District Council - Band F - £2923.42pa

Mains Electric, Oil Fired Central Heating & Private Drainage via a Septic Tank

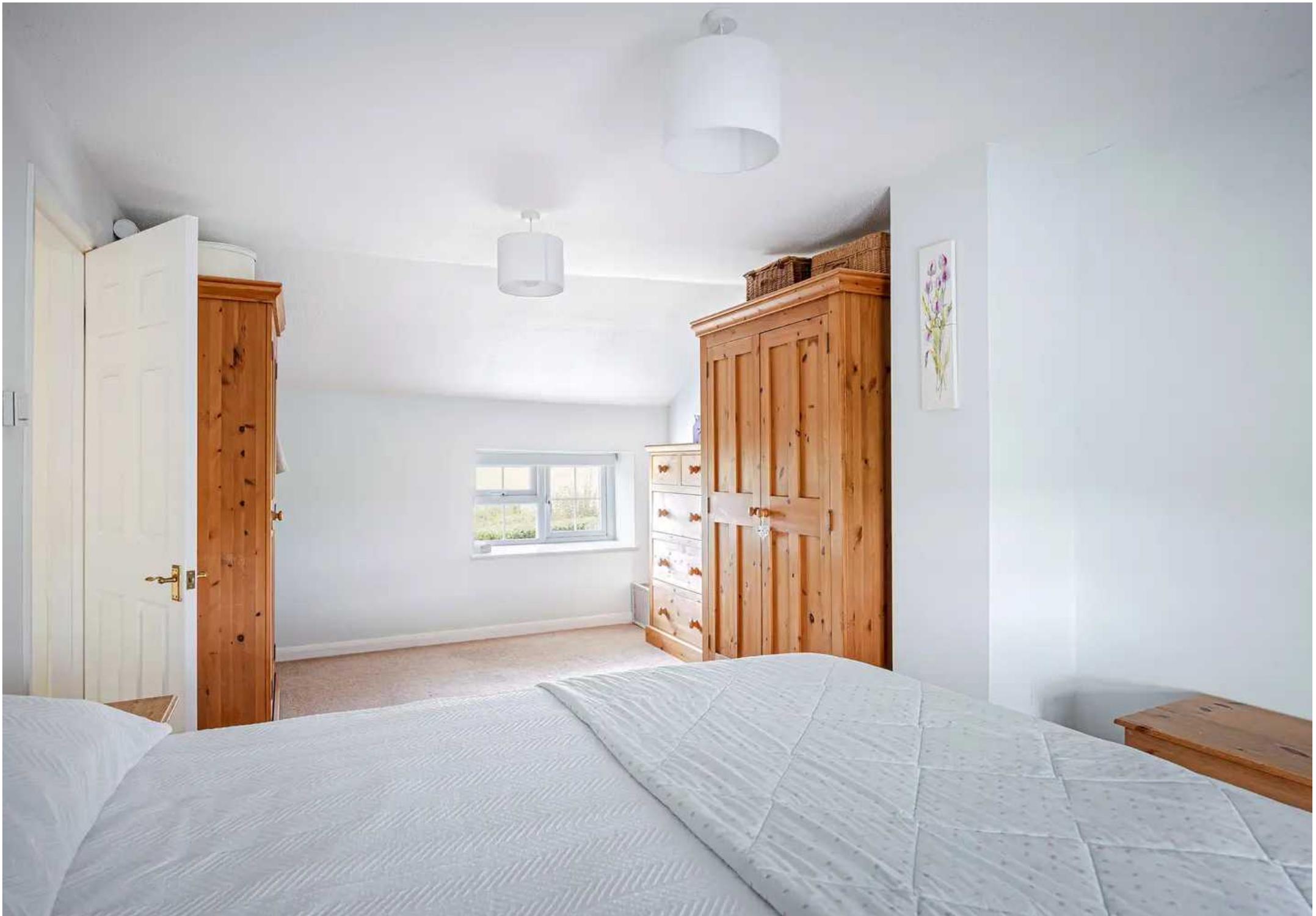
Mobile Coverage: Good Outdoor Coverage Across All Major Networks, Mixed Indoor Coverage (Ofcom)

Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

It is advisable to contact SWCHS directly for information on school availability due to high demand.

Location:

The hamlet of Catmere End is situated about 4 miles west of Saffron Walden and is a part of the Littlebury parish. As per the 2011 census, the local parish had a population of 869. Audley End train station, which provides links to London Liverpool Street and Cambridge, is only a short 3-mile drive away from Catmere End. The nearby town of Saffron Walden still houses a thriving market every Tuesday and Saturday along with an abundance of independent and chain shops.

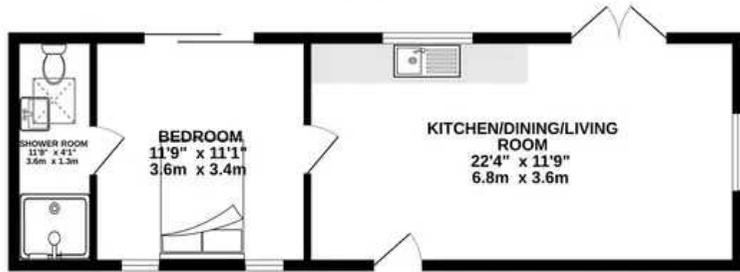








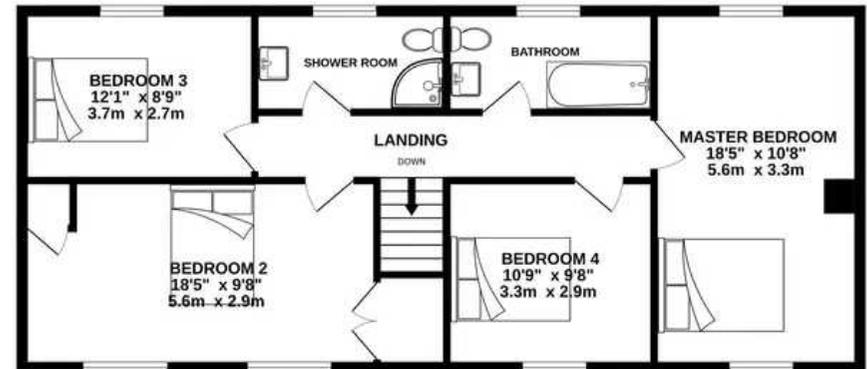
ANNEXE
441 sq.ft. (41.0 sq.m.) approx.



GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 1576sq.ft. (146.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.