



Pottrill
Holland

Property Agents



The Old Service Station

Henham Road, Debden Green, Nr. Saffron Walden





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Nestled in the charming village of Debden Green, **The Old Service Station** is an impressive four-bedroom detached residence offering a blend of countryside charm and modern living. Constructed in 1999, this well-proportioned family home spans approximately 1,800 sq. ft. and sits on a generous 0.15-acre plot, benefiting from stunning views over open fields. Situated within walking distance of a local bus service providing convenient access to Saffron Walden and Stansted Airport (316), the property combines rural tranquillity with excellent connectivity. Upon entering the home, a welcoming entrance hall leads to a variety of well-appointed living spaces. The heart of the home is the spacious living room, featuring a striking exposed brick fireplace with a log-burning stove, perfect for cosy evenings. French doors open into a bright conservatory, which offers additional living space with direct access to the garden.

The kitchen/breakfast room is a standout feature, designed with both practicality and character in mind. The charming country-style kitchen is complete with wooden cabinetry, solid oak worktops, a feature exposed brick wall, and an electrically operated Electickit AGA, adding warmth and functionality. A large bay window floods the space with natural light while offering scenic views over the garden. Adjacent is a utility room that provides additional storage and practical space for laundry.

For those who work from home, a well-proportioned study at the front of the house provides a peaceful and productive environment. The ground floor also benefits from a separate dining room, ideal for hosting family meals or entertaining guests, as well as a conveniently located cloakroom.

Upstairs, the property boasts four generously sized bedrooms, all benefiting from countryside views and ample storage. The master bedroom is a true retreat, complete with an en-suite shower room. The remaining three bedrooms share a well-appointed family bathroom, featuring a corner bath and a separate shower cubicle.





Outside, the property's garden is a real highlight, providing a private and tranquil setting. A large raised decking area is perfect for outdoor dining and entertaining, complete with a sunken hot tub where you can relax while taking in the picturesque views. The expansive lawn is bordered by mature hedging, offering privacy and a safe space for children and pets to enjoy.

The property further benefits from a sizeable double garage, providing secure parking and additional storage. The driveway offers ample space for multiple vehicles, ideal for a growing family or visitors.

Designed for energy efficiency, this home features an air-source heat pump, providing sustainable and cost-effective heating throughout the year. Additionally, the Electickit Aga is energy-saving and controllable.

With its idyllic setting, spacious accommodation, and modern conveniences, The Old Service Station offers an exceptional lifestyle in a sought-after countryside location. A viewing is highly recommended to appreciate all that this wonderful home has to offer.

Agents Notes:

Tenure: Freehold

EPC Band C

Uttlesford District Council - Band G - £3,582.22pa

Air-Source Heat Pump, Mains Electric & Water, Private Drainage Via A Treatment Plant

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

Broadband Coverage: Ultrafast Available, 1,800 Mbps (Ofcom)

Location:

Debden Green is a delightful rural hamlet in Essex that offers a tranquil countryside lifestyle while still being well-connected. Surrounded by rolling fields and picturesque footpaths, it is just a short drive from the historic market town of Saffron Walden. Additionally, a local bus service to Stansted Airport ensures excellent accessibility.

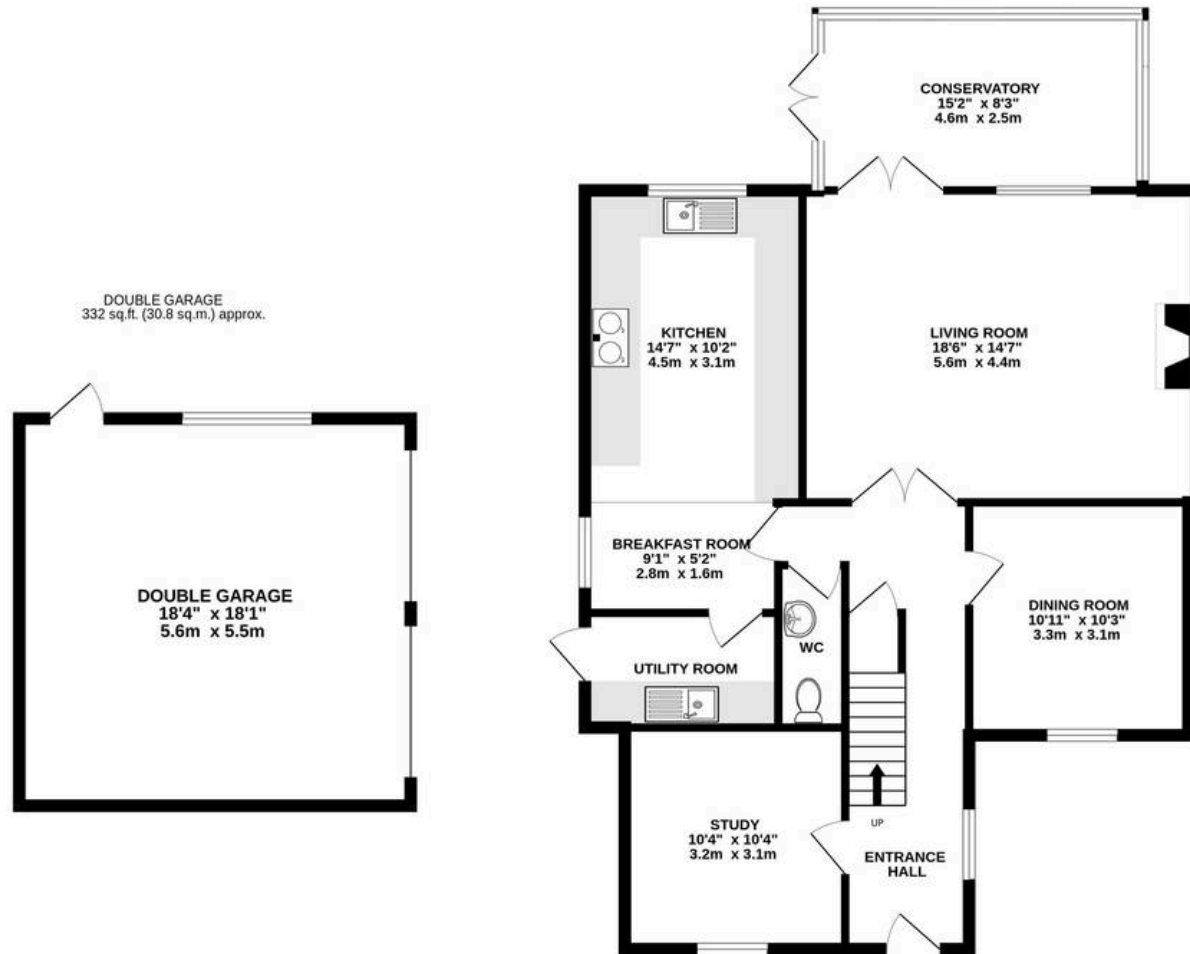




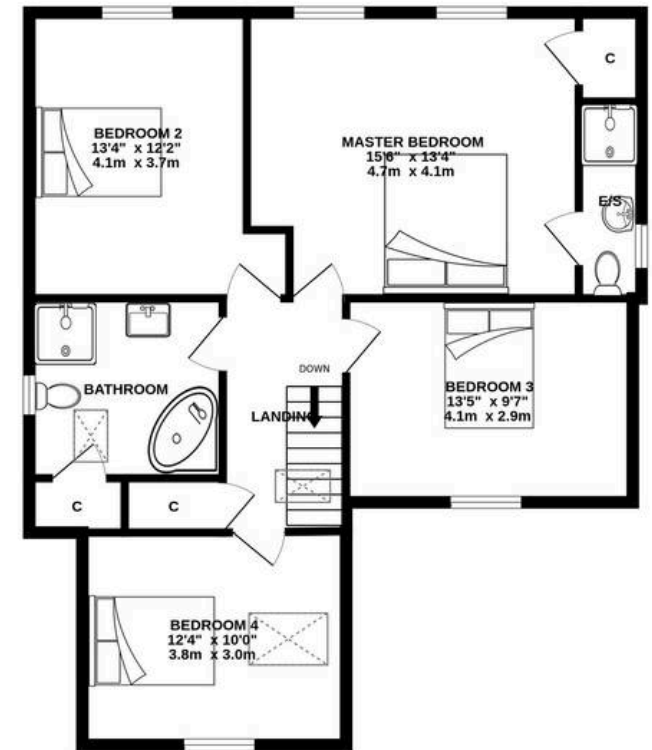




GROUND FLOOR
1005 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR
796 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 1801sq.ft. (167.3 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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