

The Old Bakery

Ashdon



Property Agents



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The Old Bakery, Radwinter Road

Ashdon

Essex

Nestled discreetly in the heart of Ashdon, The Old Bakery is a remarkable Grade II Listed home that blends heritage character with modern comfort. Spanning over 3,800 sq ft and set within grounds extending to 0.74 acres, this stunning home combines thatched charm, contemporary living areas, and beautiful gardens—all just a short walk from Ashdon Primary School, a Nursery, The Rose & Crown pub, a renowned garden centre, and countless scenic country walks.

The front door opens into a welcoming hallway that leads to an elegant sitting room and lounge, separated by open timber studs. Both rooms showcase period features, including beamed ceilings and a log burner. From the lounge, you step down into a versatile room currently used as a library and model railway room, making it perfect as a dining room, library, music room, or hobby space.

On the opposite side of the entrance hall is the snug, a cosy reception area with its own log burner. These reception rooms create a perfect layout for formal gatherings or relaxed family occasions.

At the rear of the home lies a stunning Kitchen/Dining/Family/Garden Room fitted with shaker-style cabinetry, granite counters, fitted Miele ovens, an induction hob, Quooker hot tap, waste disposal, and a large central island.

This opens into a light-filled family space featuring a full wall of glazing and doors leading out to the terrace—perfect for everyday living and entertaining.

The rear hallway connects to a utility room, a downstairs shower room and toilet, internal access to the double garage, and stairs leading to a spacious dual-aspect study with a striking apex window overlooking the patio, walled garden, and rockery.

This study, along with two adjoining rear bedrooms—each with its own private en suite—offers the potential to be used as a fully self-contained annexe. With the utility room easily repurposed as a kitchen and the study functioning as a living/dining space, this area is ideal for multi-generational living or as a rentable unit, all while maintaining three further bedrooms and a bathroom in the opposite wing of the house.







Upstairs, the master bedroom suite sits to the back of the house, comprising a large double bedroom and a modern en suite shower room. Bedroom 2 is another generous double room with its own en suite—ideal for guests or multi-generational living.

The main staircase leads to a separate wing where you'll find Bedroom 3, a spacious double bedroom featuring original timber beams and rural views. This connects directly to Bedroom 4, of which plans had been drawn up by the previous owners to create a separate landing space providing flexibility.

Bedroom 5 offers further versatility for families or guests, with access to the en-suite of Bedroom 2. These rooms are served by a well-appointed family bathroom, all linked by a bright and characterful landing.

Immediately outside the family room is a beautifully landscaped terrace, ideal for al fresco dining and entertaining. Beyond the terrace stretches an expansive lawn bordered by mature trees, fruit trees, flowering shrubs, and well-stocked flower beds.

A stunning timber pergola, adorned with climbing roses, creates a picturesque seating area—perfect for morning coffee or evening drinks.

A garden studio, with water and electricity, offers flexible use as a hobby room, gym, or home office. The garden provides excellent privacy, tranquillity, and versatility, ideal for families, gardeners, and nature lovers alike.



A paved driveway offers plenty of parking, enhanced by a PodPoint EV charging point, and provides access to the double garage. The property also benefits from a security alarm system for added peace of mind.

Re-thatched in 2021, The Old Bakery combines period charm, spacious interiors, and practical modern upgrades in one of North Essex's most desirable villages. This is a rare opportunity to acquire a home where timeless character and a vibrant village lifestyle come together.

Agents Notes:

- Tenure: Freehold
- EPC Band Exempt
- Uttlesford District Council - Tax Band G - £3,711.52 pa
- Oil Fire Central Heating, Mains Electric, Water & Drainage
- Mobile Coverage: "Limited" Indoor & "Likely" Outdoor Coverage Across Most Major Networks (Ofcom)
- Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

Location:

Ashdon is a highly desirable village situated just outside Saffron Walden, offering a blend of countryside living with commuter convenience. Local amenities include a village school (rated "Good"), a welcoming pub, and a strong sense of community. Saffron Walden is only a short drive away, presenting further options for shopping, dining, and education. London Liverpool Street can be reached in under an hour from nearby Audley End or Whittlesford Parkway stations.









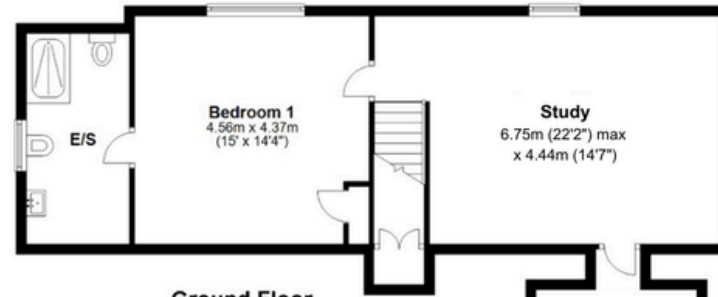








First Floor



Ground Floor



Approx gross internal floor area 353 sqm (3800 sqft)





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www.pottrillholland.co.uk
info@pottrillholland.co.uk
01799 334431

12 Railey Road
Saffron Walden
Essex
CB11 3EN