



The Shire

Smiths Green, Debden, Saffron Walden





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Built in 2016 by the current owners, **The Shire** is a beautifully presented detached home located in the peaceful village of Debden. Surrounded by open countryside, this thoughtfully designed residence combines modern comfort with a tranquil rural setting, making it ideal for families or those seeking a lifestyle change.

The property is approached via a private driveway, providing ample off-road parking and access to a detached garage with an electric roller door and an adjoining store. Inside, the layout offers flexible, light-filled accommodation throughout. A spacious open-plan sitting and dining room serves as the heart of the home, featuring bi-fold doors that open onto the rear terrace, perfect for entertaining or relaxing.

The spacious living room provides extra reception space, featuring bi-folding doors that open to the garden terrace. Additionally, a ground-floor study/bedroom adds versatility to the layout. The modern kitchen is equipped with stylish gloss cabinets, wooden worktops, integrated appliances, and a custom splashback. This is complemented by a separate utility room and a cloakroom.

Upstairs, the principal bedroom suite spans the full width of the house, enjoying an en suite shower room and lovely views over open countryside. A further double bedroom is served by a contemporary family bathroom equipped with a freestanding bath and a separate walk-in shower. A walk-in wardrobe and an additional study provide practical touches to accommodate modern family life.

Underfloor heating runs throughout both floors, powered by an energy-efficient air source heat pump, ensuring year-round comfort. Outside, the beautifully landscaped south-facing garden features an expansive stone terrace, mature planting, and uninterrupted countryside views.

The Shire represents a rare opportunity to acquire a high-specification, energy-efficient home in a sought-after village location, just a short drive from the historic market town of Saffron Walden and excellent local schools.



Key Features

- Built in 2016 by the current owners with high-spec finishes throughout
- Underfloor heating on both floors is powered by an air source heat pump
- Spacious open-plan living with bi-fold doors to a large south-westerly terrace
- Detached garage with electric roller door and additional storage
- Two double bedrooms, plus two studies and a walk-in wardrobe
- Beautifully landscaped gardens backing onto open countryside

Agents Notes:

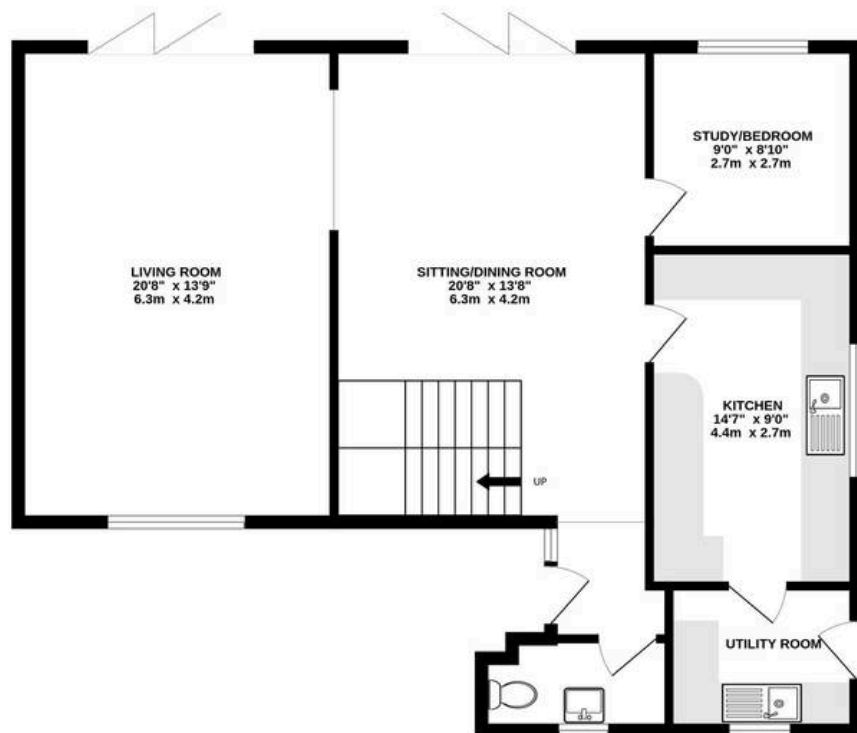
- Tenure: Freehold
- Uttlesford District Council - Tax Band D - £2,243.50 pa
- EPC Band C
- Underfloor Heating, Air Source Heat Pump, Private Drainage, Mains Water & Electrics
- Mobile Coverage: Mixed Indoor & Outdoor Coverage Across All Major Networks (Ofcom)
- Broadband Coverage: Superfast Available, 51 Mbps (Ofcom)

Location:

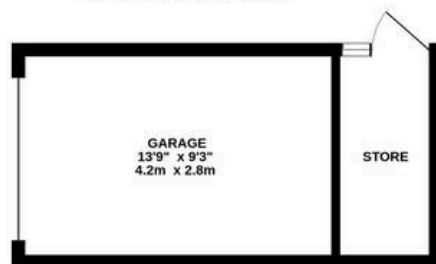
Debden is located 4 miles from Saffron Walden and is a small rural village in the Uttlesford district of Essex in the East of England with a population of 778 inhabitants (2011 Census). The village has a local primary school, a village hall that also houses the local post office, a recreation ground, there is a children's play area as part of the recreation ground and a wonderful network of local footpaths for walking and tennis courts.



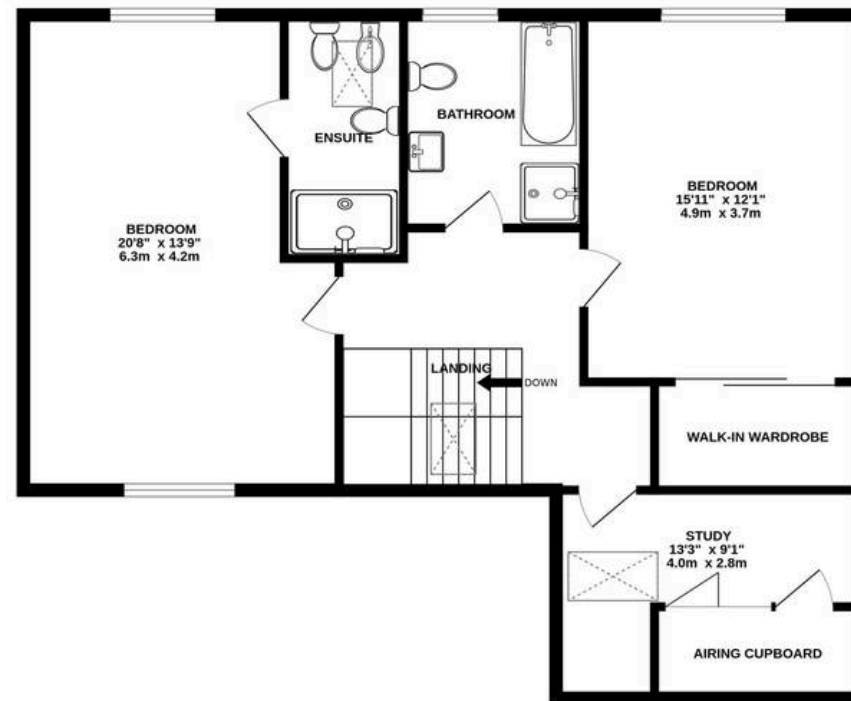
GROUND FLOOR
882 sq.ft. (81.9 sq.m.) approx.



GARAGE
167 sq.ft. (15.5 sq.m.) approx.



1ST FLOOR
871 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA : 1752sq.ft. (162.8 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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