



Langley Lower Green  
Saffron Walden | Essex | CB11 4SB

FINE & COUNTRY  
ESTABLISHED 1994



# Langley Lower Green

## Saffron Walden, Essex, CB11 4SB

### At a glance

- Completely Refurbished Detached Grade II Listed Thatched Cottage
- Immaculately Presented Throughout
- 4 Reception Rooms
- Stunning Bespoke Kitchen/Breakfast Room
- 5 Bedrooms & 3 En-Suites
- Generous Private Rear Gardens with Summer House
- Driveway Parking for 3 Vehicles
- EPC Exempt

### THE PROPERTY

This beautifully presented period family home, situated in the sought after village of Langley Lower Green, offers substantial living accommodation that has been sympathetically improved to an extremely high standard, retaining many original character features, with living accommodation in excess of 2770 sq ft. This property is immaculately presented throughout, comprising 5 double bedrooms, 3 en-suite facilities and 4 reception rooms. A stunning bespoke, fully fitted kitchen with breakfast bar. The superb rear landscaped gardens with countryside views are perfect for entertaining with outside bar and a summer house. There is a garden to the front and driveway parking for 3 vehicles. EPC Exempt.

### THE SETTING

Situated in the heart of the parish of Langley Lower Green, linked to Langley Upper green by footpaths and roads. Langley Lower Green lies on the Essex, Hertfordshire and Cambridgeshire border, it has a reputable public house and is approximately 3 miles from Clavering where there is a highly regarded primary school, public house, restaurant and village hall. It is a 20-minute drive from both the market town of Bishop's Stortford and Saffron Walden which offer a comprehensive range of shops, restaurants, public houses and an excellent selection of state and private schools for all ages. There are mainline railway stations providing regular rail services and access to London Liverpool Street and Cambridge at both Newport and Bishop's Stortford and for road users, there are excellent road links with the M11, all within easy access. Stansted's International Airport is approximately 30 minutes away.







*"sitting room with exposed timbers & redbrick Inglenook fireplace"*



#### THE ACCOMMODATION

A solid wood door opens onto an entrance vestibule with flagstone flooring, storage cupboard and access to a shower room. A further door opens onto a reception hall with a staircase to the first floor and a further opening accessing a delightful sitting room with flagstone flooring, exposed timbers to the walls and ceiling, a redbrick Inglenook fire with a working open fire, window to the front and a glazed door to the dining room. A living room is beyond with the flagstone flooring and exposed timbers continuing through, a window to the front aspect and a tiled fire surround with inset wood burner. Access from the living room opens onto a small hallway with a staircase rising to the principal bedroom suite and a further staircase to a fifth bedroom with views over the garden and there are 2 ground floor bedrooms, one of which has en-suite shower facilities and French doors opening onto the garden and terrace. The stunning, bright kitchen/breakfast room has been fitted with a good range of bespoke wall and base units with contrasting granite worksurfaces and integrated appliances, a breakfast bar and an oil-fired Aga. The dining room has tiled flooring and French doors to the rear garden and terrace.

The staircase from the kitchen area rises to bedroom 2 with a dressing room and Jack and Jill en-suite toilet facilities. The principal bedroom suite is accessed by a second staircase and has bespoke built-in wardrobes, a separate dressing room and an en-suite bathroom with free-standing copper bath. There is also a small interlinking door to bedroom 2.

#### OUTSIDE

A small picket fence surrounds the front of the property and a lawned area with a gate leading to the front door. A terraced area to the right gives access to the rear of the property and driveway parking for 3 vehicles. The beautiful private rear gardens have been landscaped with a large terrace immediately to the rear of the property, offering excellent outside entertaining space and includes an outside bar. There is also a detached summer house with two sets of bi-fold doors and wc facilities. The remainder of the garden is predominantly laid to lawn with fabulous views over neighbouring countryside. There is a large wooden outbuilding for storage.

#### SERVICES

Oil fired central heating, mains drainage, water and electricity are connected.

#### LOCAL AUTHORITY

Uttlesford District Council

#### COUNCIL TAX

Tax Band G







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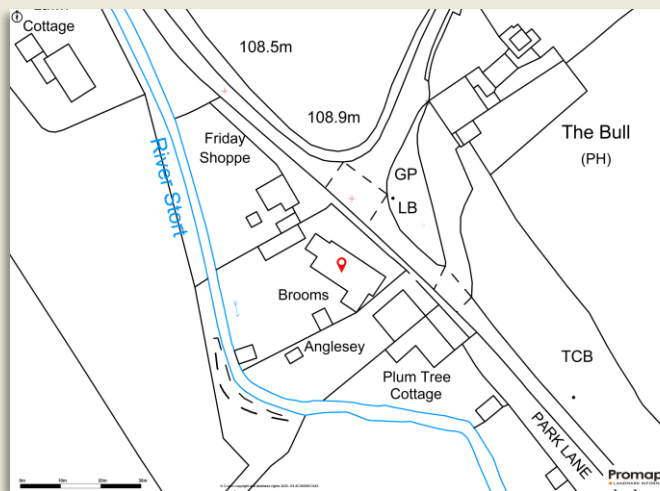


*"living room with feature fire surround & inset wood burner"*



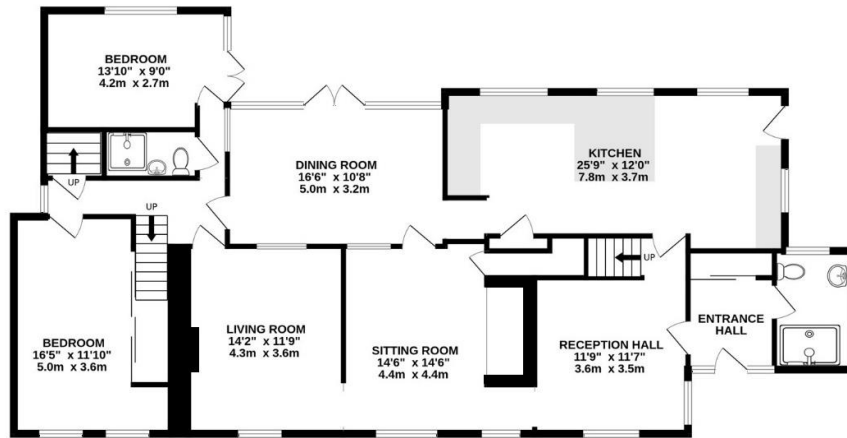




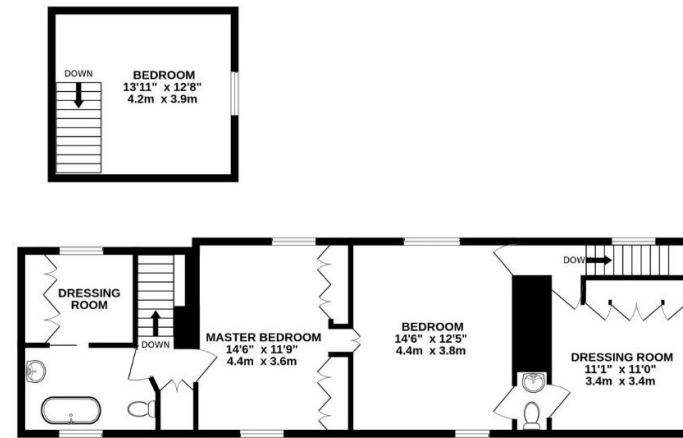




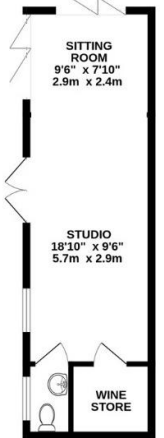
GROUND FLOOR  
1593 sq.ft. (145.2 sq.m.) approx.



1ST FLOOR  
903 sq.ft. (83.9 sq.m.) approx.



OUTBUILDING  
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 2771 sq.ft. (257.4 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.





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