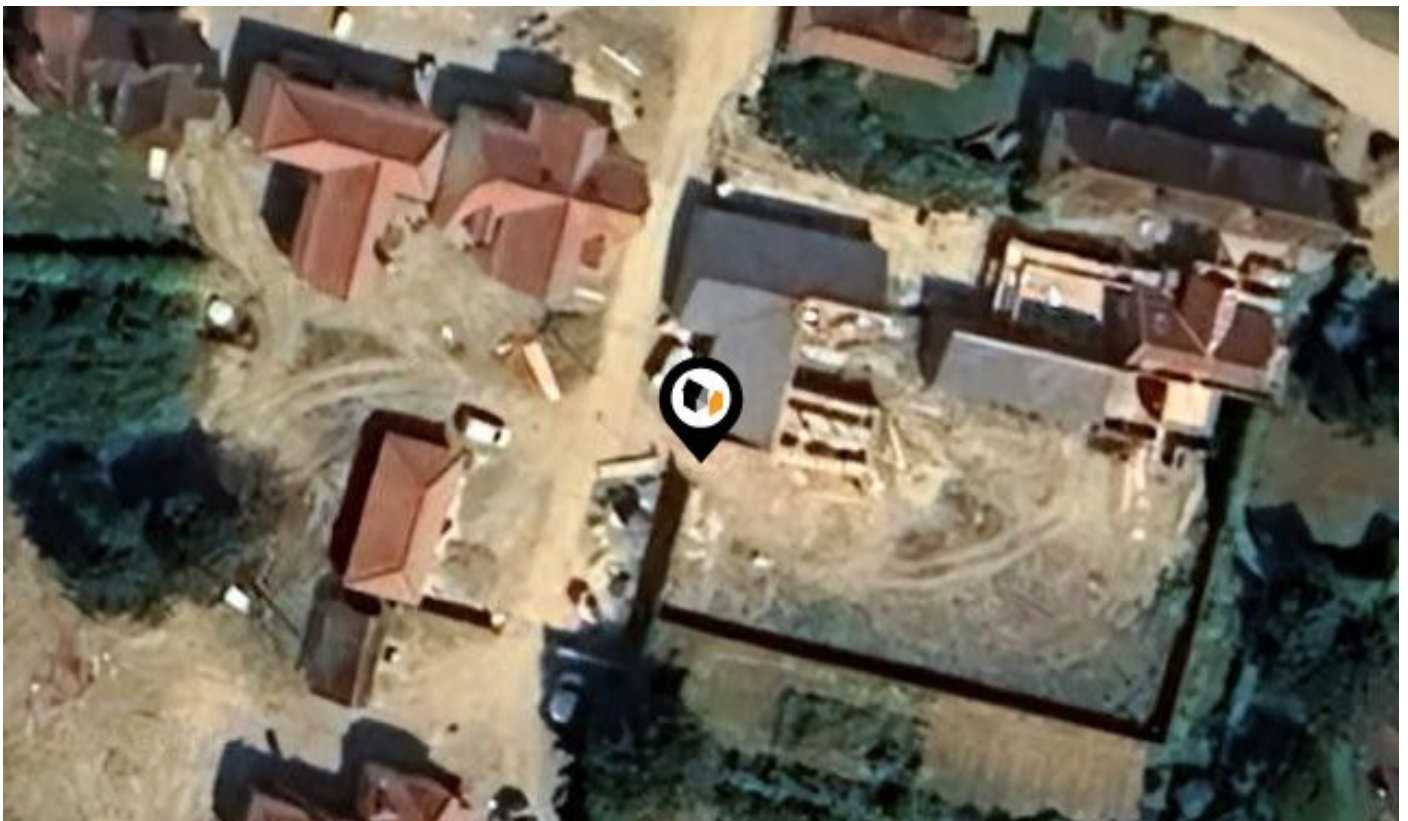




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 22nd November 2024



WOODCUTTERS COTTAGE, WOOD HALL, ARKESDEN, CB11 4HA

Taylor Milburn

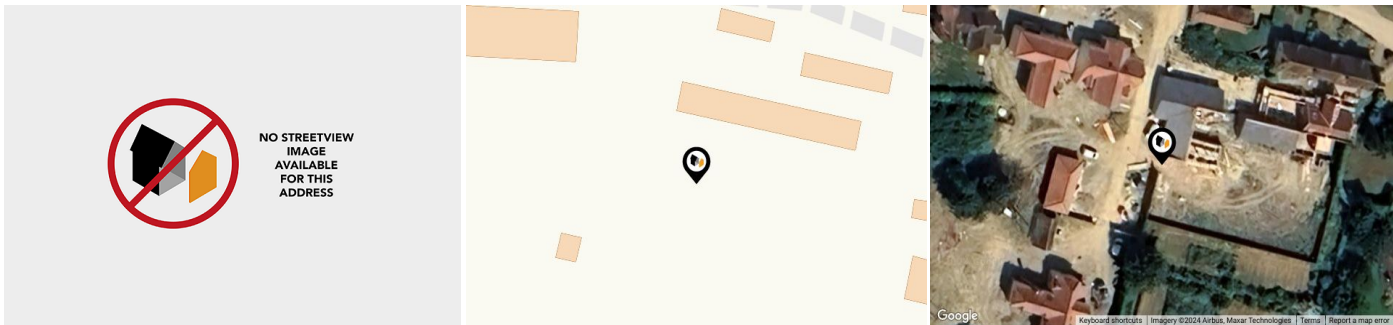
20a Coggeshall Road Braintree CM7 9BY

01376 343 777

info@taylormilburn.co.uk

www.taylormilburn.co.uk

Property Overview





Property

Type: Semi-Detached
UPRN: 10094832304

Local Area

Local Authority: Essex
Conservation Area: No
Flood Risk:
● Rivers & Seas: No Risk
● Surface Water: Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

25 mb/s - mb/s
 

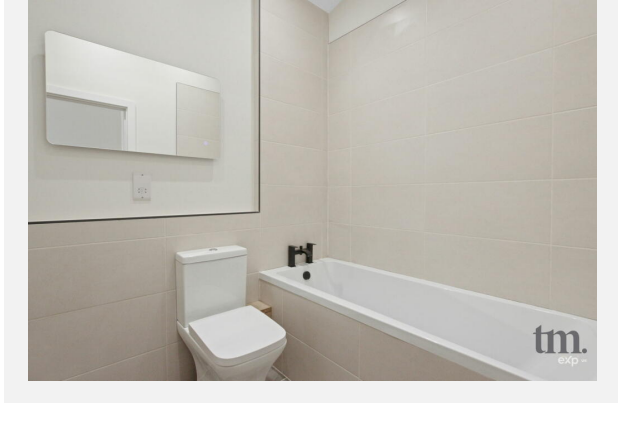
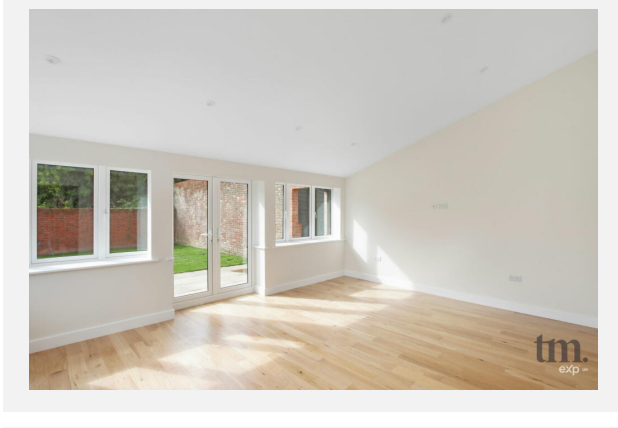
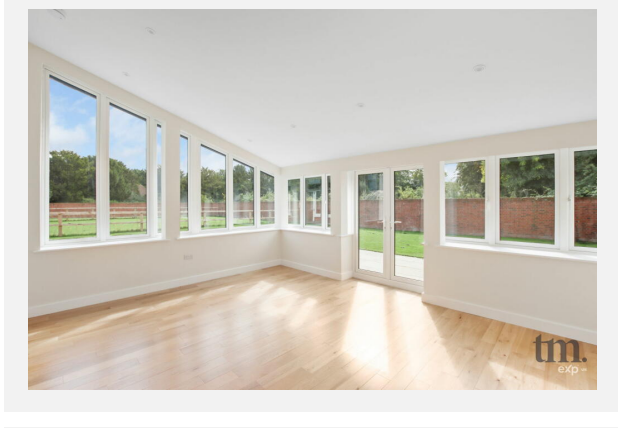
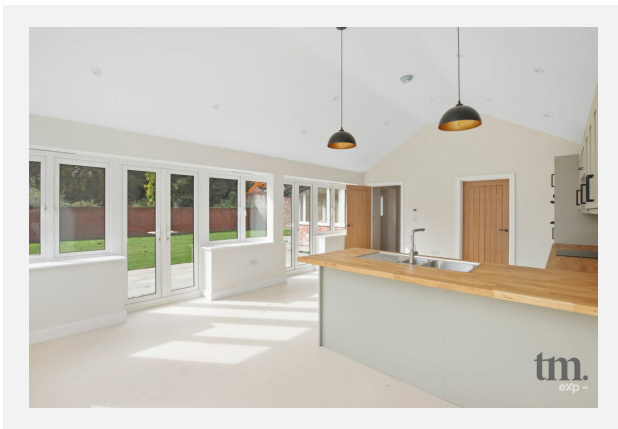
Mobile Coverage: (based on calls indoors)



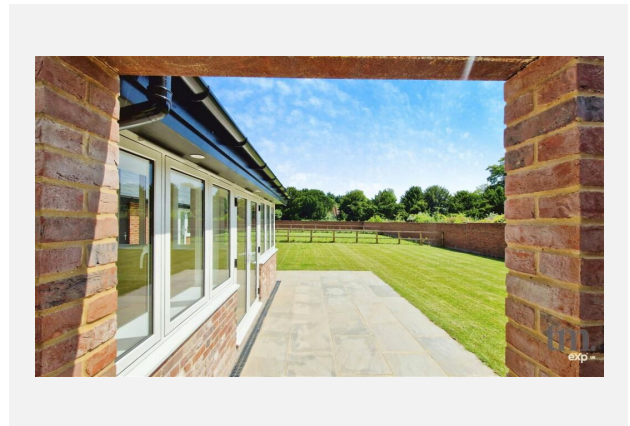
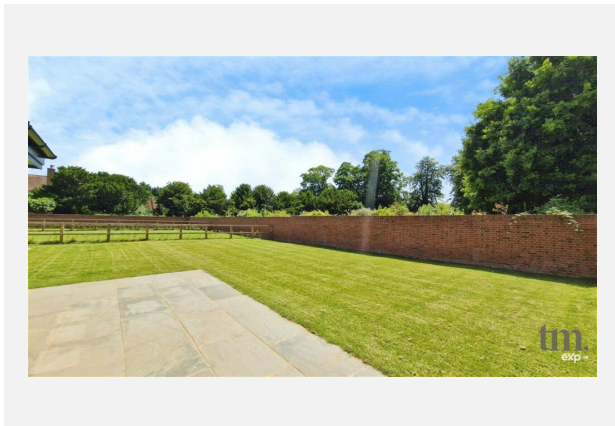
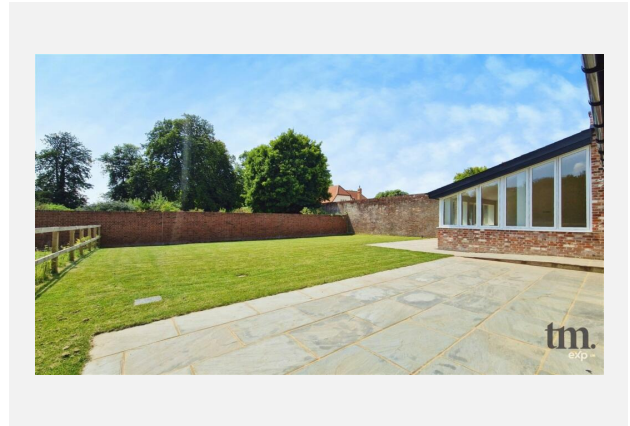
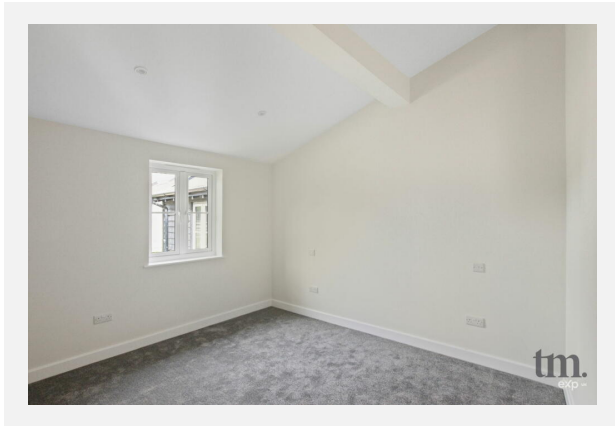
Satellite/Fibre TV Availability:



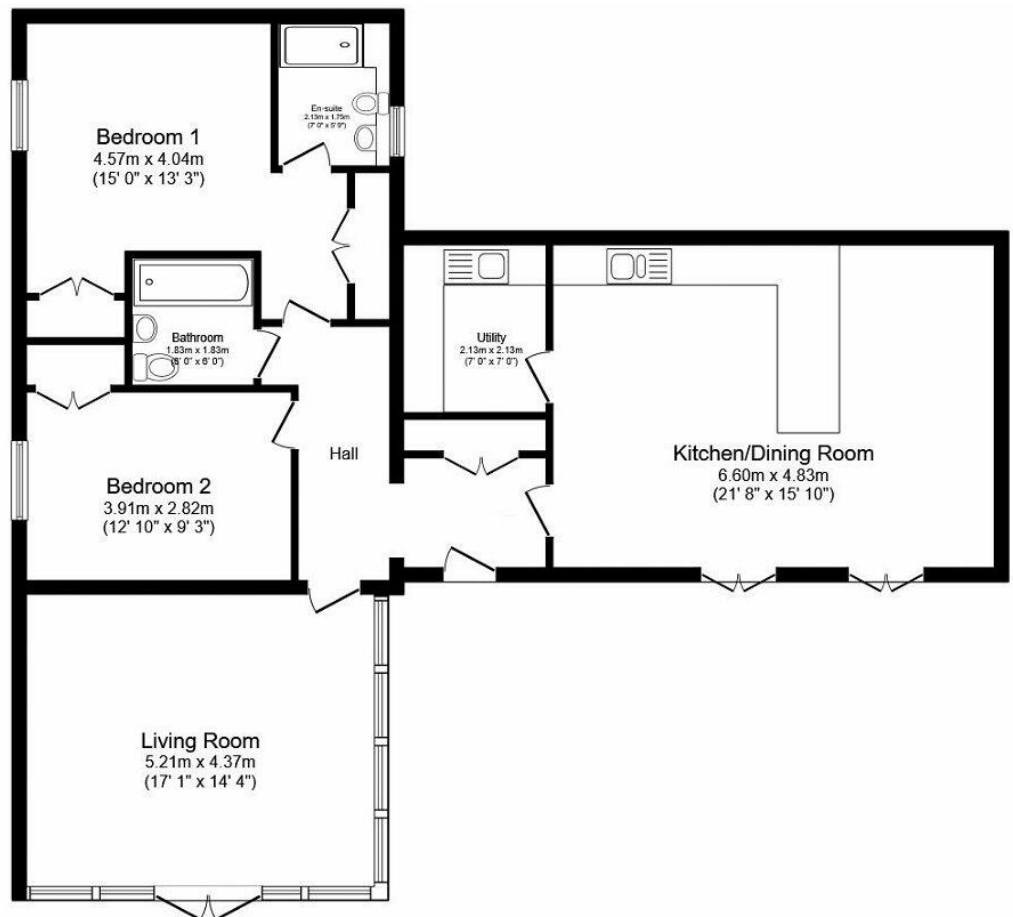
Gallery Photos



Gallery Photos



WOODCUTTERS COTTAGE, WOOD HALL, ARKESDEN, CB11 4HA



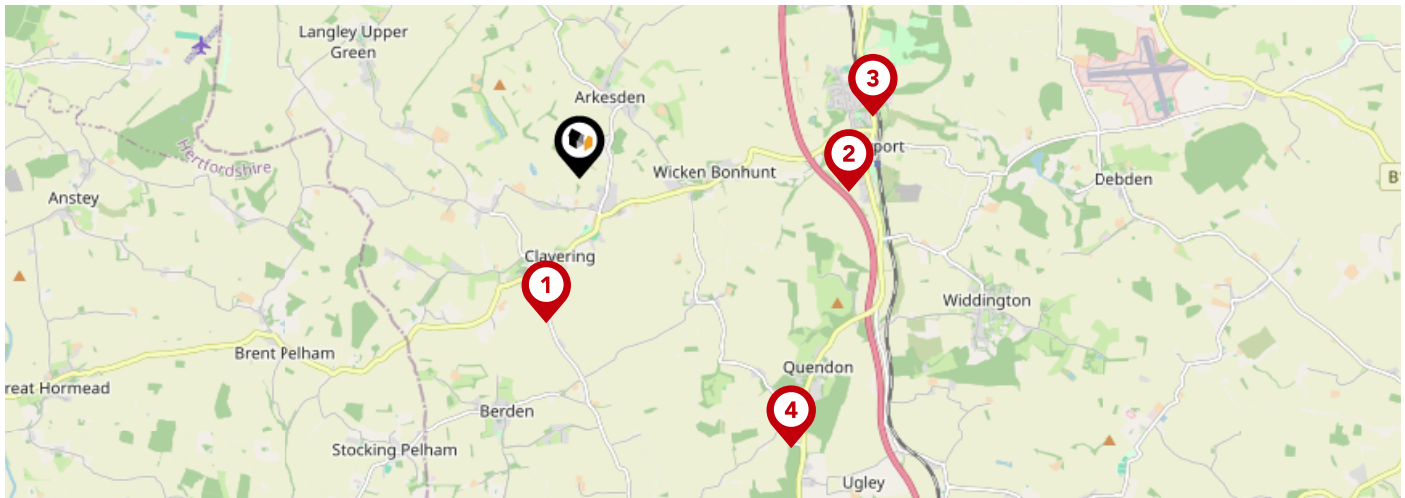
Floor Plan

Floor area 112.7 m² (1,213 sq.ft.)

TOTAL: 112.7 m² (1,213 sq.ft.)

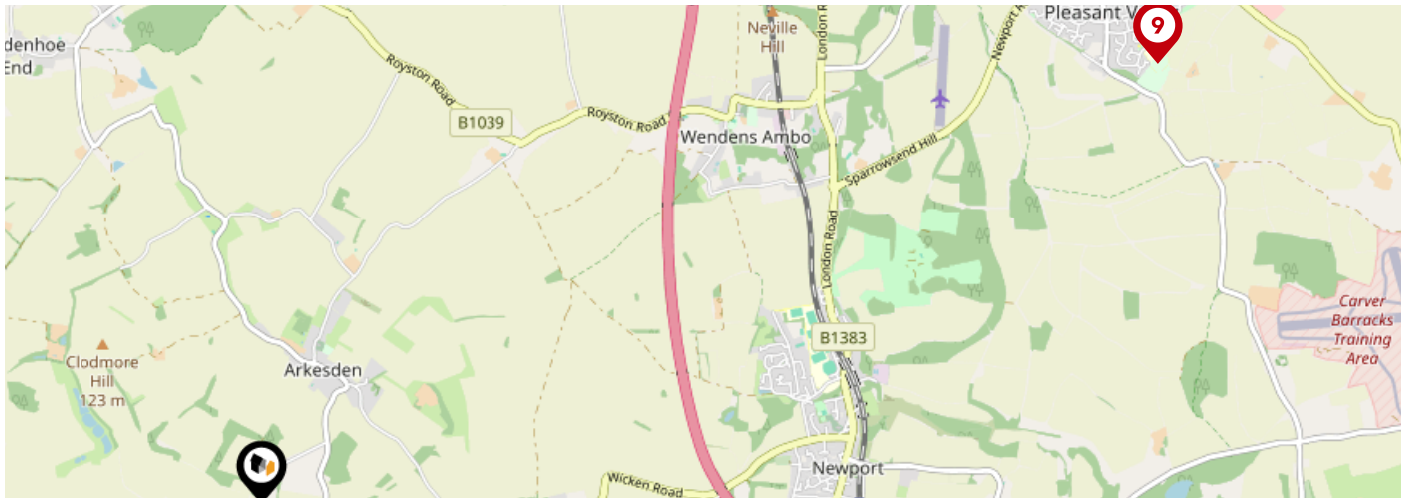
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Clavering Primary School Ofsted Rating: Good Pupils: 170 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Newport Primary School Ofsted Rating: Good Pupils: 193 Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Joyce Frankland Academy, Newport Ofsted Rating: Good Pupils: 995 Distance:2.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Rickling Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 96 Distance:3.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Chrishall Holy Trinity and St Nicholas CofE (Aided) Primary School and Pre-School Ofsted Rating: Good Pupils: 120 Distance:4.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Saffron Walden County High School Ofsted Rating: Outstanding Pupils: 2126 Distance:4.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Manuden Primary School Ofsted Rating: Good Pupils: 96 Distance:4.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Katherine Semar Infant School Ofsted Rating: Outstanding Pupils: 180 Distance:4.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

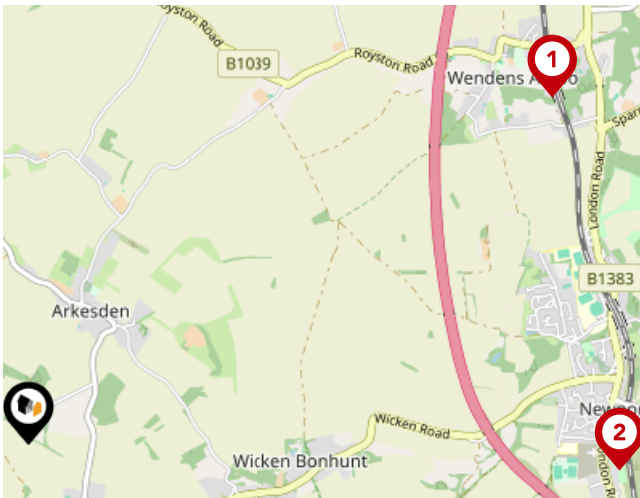
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Katherine Semar Junior School</p> <p>Ofsted Rating: Outstanding Pupils: 245 Distance:4.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Furneux Pelham Church of England School</p> <p>Ofsted Rating: Good Pupils: 88 Distance:4.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Anstey First School</p> <p>Ofsted Rating: Good Pupils: 45 Distance:4.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Thomas More Catholic Primary School, Saffron Walden</p> <p>Ofsted Rating: Good Pupils: 216 Distance:4.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 R A Butler Infant School</p> <p>Ofsted Rating: Good Pupils: 269 Distance:4.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 R A Butler Junior School</p> <p>Ofsted Rating: Outstanding Pupils: 384 Distance:4.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Debden Church of England Voluntary Controlled Primary Academy</p> <p>Ofsted Rating: Good Pupils: 146 Distance:4.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St Mary's Church of England Voluntary Aided Primary School</p> <p>Ofsted Rating: Good Pupils: 218 Distance:4.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

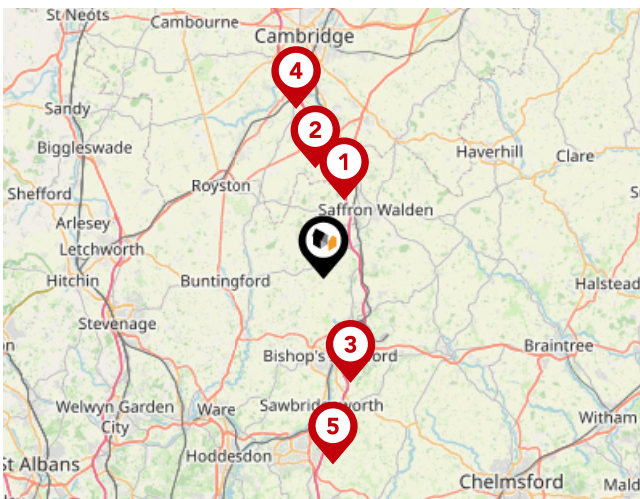
Area

Transport (National)



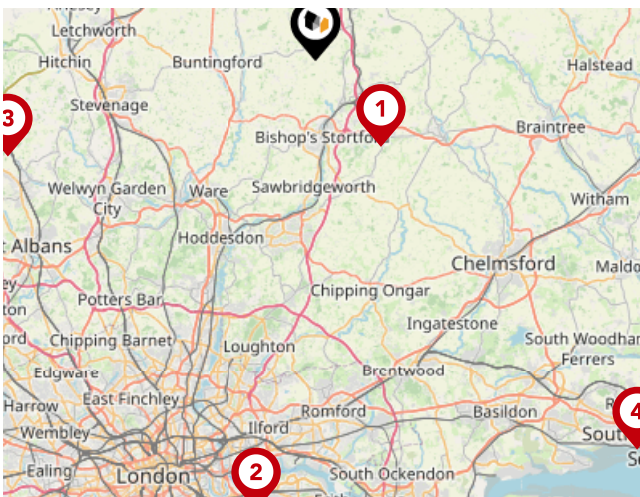
National Rail Stations

Pin	Name	Distance
1	Audley End Rail Station	2.87 miles
2	Newport (Essex) Rail Station	2.7 miles
3	Elsenham Rail Station	5.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	5.91 miles
2	M11 J10	8.11 miles
3	M11 J8	7.93 miles
4	M11 J11	12.53 miles
5	M11 J7A	13.68 miles

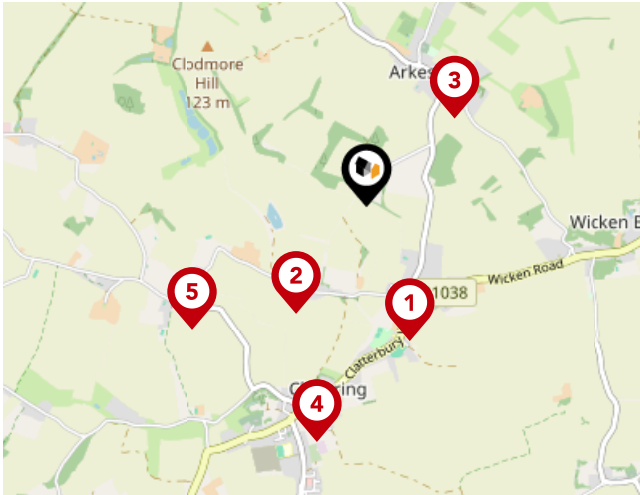


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	7.95 miles
2	Silvertown	33.37 miles
3	Luton Airport	23.56 miles
4	Southend-on-Sea	37.07 miles

Area

Transport (Local)



Bus Stops/Stations

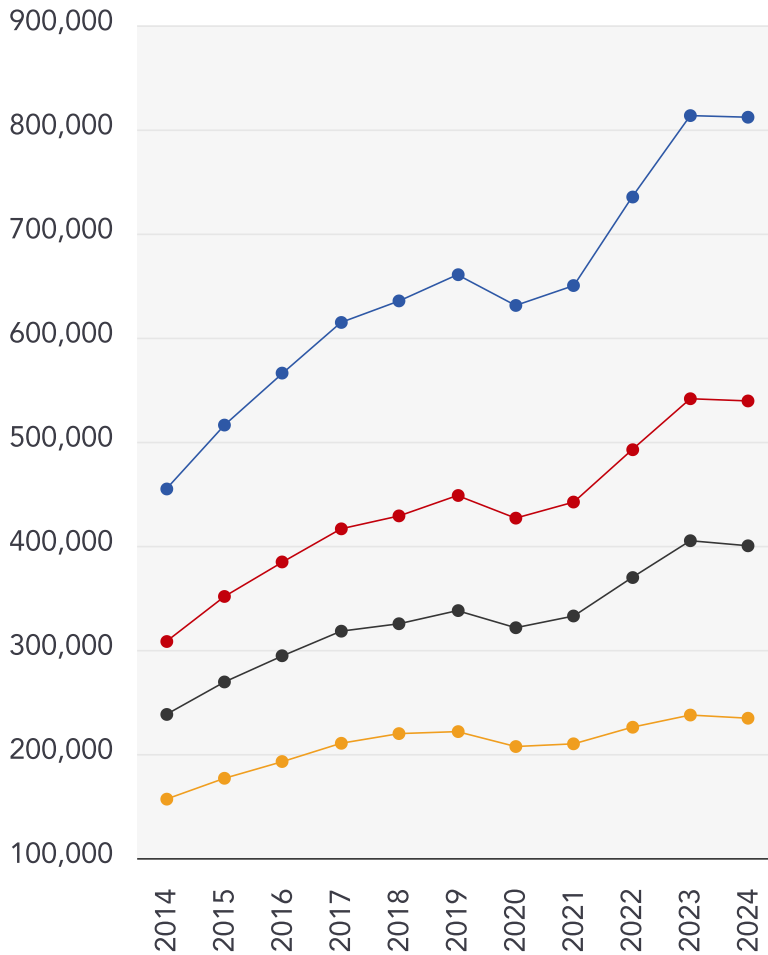
Pin	Name	Distance
1	The Cricketers	0.65 miles
2	Stickling Green	0.59 miles
3	The Gap	0.57 miles
4	The Fox & Hounds	1.1 miles
5	Mill End House	0.98 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CB11



Detached

+78.56%

Semi-Detached

+75.03%

Terraced

+68.08%

Flat

+49.64%



Taylor Milburn

The property brokerage at TM is the first of its kind in Essex. Powered by EXP, we offer a local team of agents. Our customer service hub is on hand through the week to deliver the best customer service and help you move. By taking away the day to day burden of calls, our agents are available to you on a more personal service, to help carry out viewings and valuations. By partnering with Rello, once your property is sold, they will be on hand to guide you through the after sale process.

Financial Services

Taylor Milburn Financial provides impartial 'whole of market' mortgage advice and associated protection products. Tailored to individual needs and circumstances and working with all available UK lending institutions, guarantees Taylor Milburn Financial will find the very best mortgage deal. A Taylor Milburn Financial advisor understands only too well what a minefield the current mortgage market is and the advice given is aimed at assisting clients throughout the whole home buying experience. With thousands of mortgage options in the UK to choose from, often changing daily, we would recommend anyone thinking of taking out a Mortgage against property, first speaks to a 'whole of market' mortgage broker. At the initial meeting, a Budget Planner will be completed and time taken to establish exactly how much the client can realistically afford to borrow. All different types of



Testimonial 1



I can not recommend Taylor Milburn high enough. The people here go above and beyond what they need to do to make a stressful time much easier.

They have been so helpful , friendly and professional . Never to busy to help.

They are really nice guys and I'd particularly like to mention Steve and Paul as they are the two I've dealt with most but all of the staff from here and also the Braintree branch are great.

Thank you so much.

Testimonial 2



I would highly recommend their services. It has been a very smooth processes from the start to the finish.

Thank you so much you have been perfect.

Testimonial 3



Taylor Milburn sold my house in 4 days. They buck the trend of traditional estate agents with their friendliness. I was kept informed at all stages of the sale and I can honestly say they know what they are doing and I have recommended them to all family and friends.



/taylormilburnresidential



/taylormilburnestate_agent

Taylor Milburn

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Taylor Milburn

20a Coggeshall Road Braintree CM7 9BY

01376 343 777

info@taylormilburn.co.uk

www.taylormilburn.co.uk

