

EH

EXQUISITE
HOME





SMART, CONTEMPORARY HOME

Built as part of a high quality development by Grange Builders two years ago, this handsome house with accommodation arranged over one level benefits from off street parking, an easy to maintain garden, versatile accommodation, a useful garden office and unparalleled countryside views out over the fields. The present owners bought their home when it was constructed and feel very much part of the warm, friendly and close knit community of this quiet close. At the front of the house is a small lawn and space for parking, as well as an electric car charging point.

The front door leads into the light filled, welcoming entrance hallway. The house has underfloor heating throughout, easily controllable and economical to run. There is a useful utility cupboard off the hallway with plumbing for a washing machine, the ideal way to get laundry done out of sight. To the right is the main living space with bifold doors opening out into the garden and affording amazing views out over the farmer's fields beyond. In summer time, the doors can be fully opened to bring the outside in, and in winter, even on the coldest day, the ever-changing pastoral landscape can be enjoyed from this room. There is more than enough room for a dining room table and chairs, plus furniture, and this makes the ideal multi-generational living space. The kitchen is sleek and contemporary with soft closing cupboards and drawers, an island with seating and a striking pendant light above, quartz worktops, integrated dishwasher, fridge freezer, wine fridge, self-cleaning oven and microwave, an induction hob and plenty of storage.

The principal bedroom is a generous double with two built in wardrobes and an elegant en suite shower room with heated towel rail. The second bedroom also benefits from a built in wardrobe while the third bedroom is smaller and would make the ideal nursery, child's bedroom, hobby room or playroom. The generous four piece family bathroom has a bath with handheld shower attachment and a walk in shower with rain drop shower as well as a heated towel rail. There is access to the boarded out and fully insulated loft from one of the bedrooms.

BETWEEN THE COUNTRY AND THE TOWN

Clavering is a pretty and well-served village in northwest Essex, just seven miles southwest of popular Saffron Walden and twenty miles south of Cambridge. Set in verdant countryside, it enjoys access to good transport links, with Stansted airport an easy drive away, stations with trains running directly into London Liverpool Street at Audley End and Newport, and the M11 within easy reach. This is a community popular with commuters, for obvious reasons, but also much sought-after by those who want to live in a rural location with good links to amenities. There is a village primary school, a shop and post office, garden centre and pub. Clavering has a large playing field and lovely woodland, as well as accessible fishing lakes. For families, one of the main attractions of this area is the access to excellent schools. Nearby Newport (three and a half miles away) has a primary school as does Rickling Green, two and a half miles away. Ofsted consistently rate Saffron Walden County High School as Outstanding and Joyce Frankland Academy in Newport is Good. It is easy to see why so many people see the village as the best of both worlds.



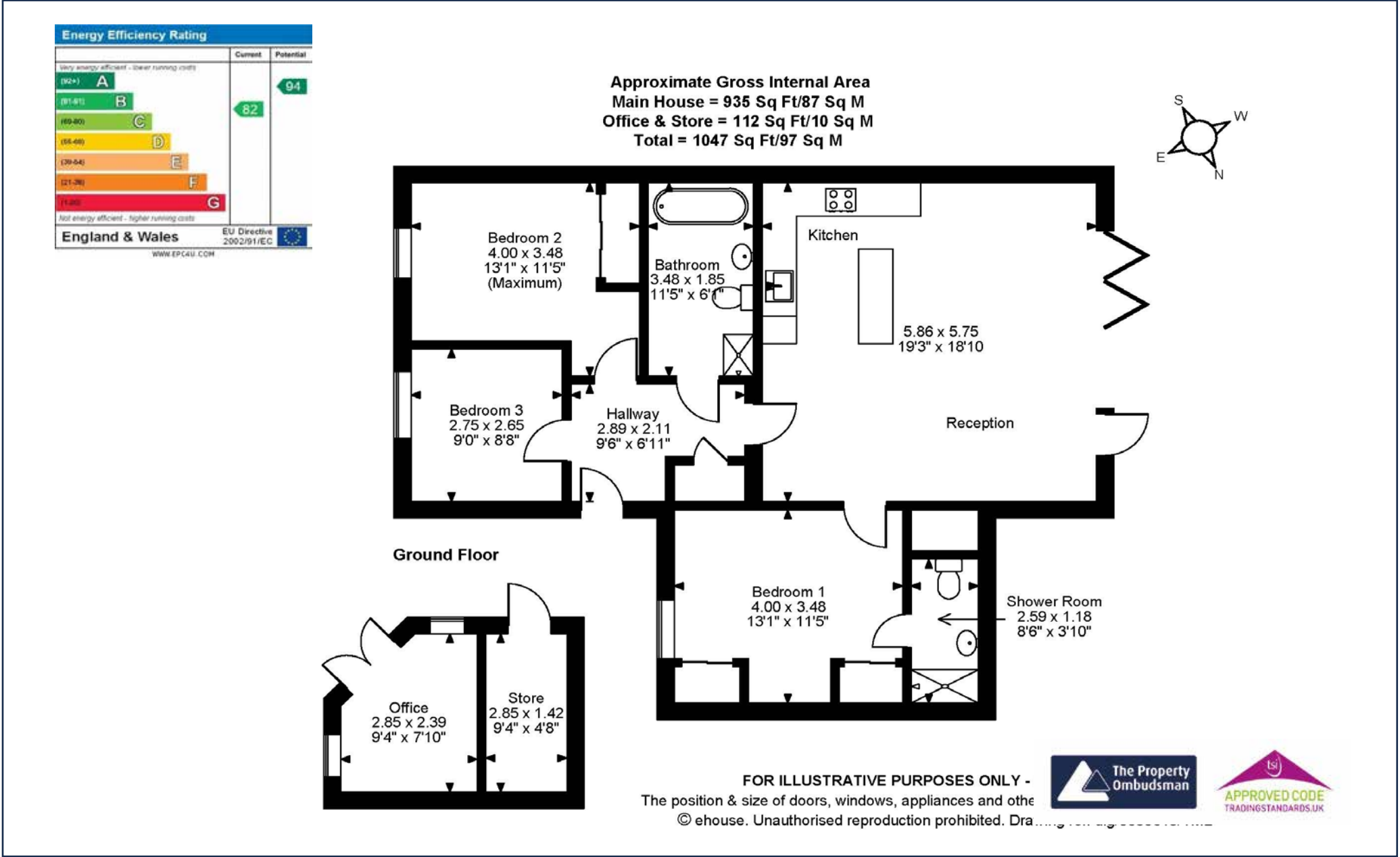
The kitchen is sleek and contemporary with soft closing cupboards and draws...





PRIVATE GARDEN WITH STUNNING VIEWS

The back garden has a generous paved area, ideal for seating, relaxing, barbecues and chilling with friends, a small lawn and delightful views. Adding value is the sturdy home office/cabin with power and light, fast Wi-Fi and electric underfloor heating and the garden shed.



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