



EH

EXQUISITE  
HOME





## CHOCOLATE BOX THATCHED COTTAGE

Situated on the outskirts of the tiny village of Wimbish is this delightful thatched semi-detached cottage thought to have been built in the latter half of the nineteenth century. Painted an attractive primrose yellow, it looks out over farmland and has been considerably improved and extended by the present owners who bought it twenty years ago. They added the dining room and principal bedroom in 2013 and the ground floor bathroom in 2021, as well as completely replacing the thatch seven years ago. The cottage was originally a butcher’s shop, but has also been a sweet shop before being converted into a private dwelling. Wimbish, just five miles southeast of Saffron Walden, has a primary school and a Grade I listed parish church. There is generous off street parking on the block paved drive and a small porch leads into the entrance hall. The interior is light filled and versatile and has been cleverly updated to include all the original period features while adding in contemporary living spaces. The large and inviting sitting room has exposed beams, an exposed brick wall, original brick inglenook fireplace with oak bressumer beam and log burner and two steps up to the original cottage staircase which is accessed via an attractive Suffolk Latch door. It is a warm, welcoming space, ideal for family time, relaxing and entertaining. When the present owners added their dining room, they incorporated the original brickwork and upright timber trusses by adding a strengthened glass screen between the sitting room and dining room, increasing the sense of flow greatly. The dining room has a built in utility cupboard with plumbing for a washing machine and tumble dryer, underfloor heating and double doors out on to the garden. It is the perfect space for everyday family meals and for entertaining friends and family. To the right of the entrance hall is the family bathroom which has been designed in the style of a boutique hotel bathroom. Tiled throughout in glossy subway tiles, steps lead up to a sunken bath with side mounted taps and shower over, there is a chrome towel heater, counter top basin and storage, plus underfloor heating. The smart, contemporary kitchen has exposed beams, soft closing cupboards and drawers, a boiling water tap, waste disposal unit, integrated dishwasher, wine fridge, coffee machine, microwave and Bosch electric oven with a four ring induction hob.

The staircase rises to the large landing with its exposed beams. The generous and modern principal bedroom has hanging rails for clothes and an elegant en suite shower room tiled with glossy subway tiles and benefiting from underfloor heating and a chrome towel heater. The second bedroom is full of character with exposed beams and an adjacent dressing room, while the third bedroom is smaller, but would make the perfect nursery, playroom or home office.

## EASY TO MAINTAIN OUTSIDE SPACE

The garden is mostly paved, the ideal place for barbecues, al fresco dining and container gardening. There is a useful storage shed and gated access to the side. A public footpath runs from the left hand side of the cottage through a field and it is an easy ten minute walk to the primary school and church. Saffron Walden itself is a ten minute drive away and the nearest train station is either Audley End or Newport, both under fifteen minutes’ drive away. There are several primary schools in the neighbouring villages and plenty of leisure activities, as well as glorious unspoiled countryside all around, ideal for walking, cycling, running or exercising dogs. Set in a beautiful part of the countryside, with good transport links and nearby amenities, this enchanting cottage unites period charm and up to date twenty first century living.

## BEAUTIFUL NORTH ESSEX

North Essex is the hidden gem of the county. Its main town, historic Saffron Walden, is much sought-after by families and commuters alike for very good reason. An architectural delight, it has a mix of well-preserved medieval buildings and Tudor, Stuart, Regency, Victorian and Edwardian housing stock. With its bustling twice-weekly market, mix of independent shops, cafés and restaurants and open green spaces, it is an absolute delight. In addition, with its location halfway between Cambridge and Bishops Stortford, it is very well connected, with the M11 running a few miles east of the town and the station at Audley End just over three miles away with regular trains connecting the area with London Liverpool Street. The County High School is rated Outstanding by Ofsted while nearby Joyce Frankland Academy is rated Good.

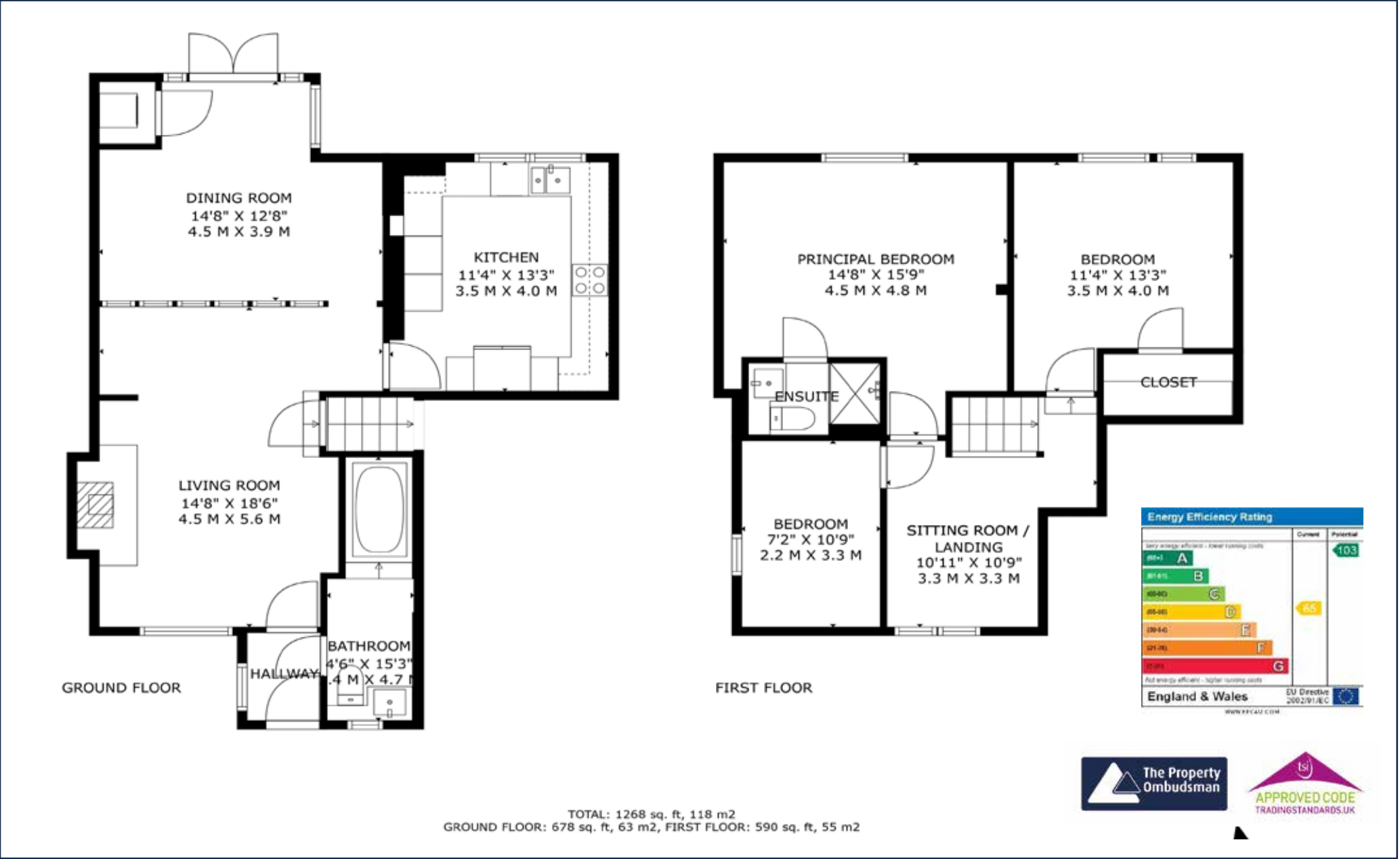












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EXQUISITE HOME

Exquisite Home, St John's Innovation Centre, Cowley Road, Cambridge, CB4 0WS

T +44(0) 1223 261144 E [info@exquisitehome.co.uk](mailto:info@exquisitehome.co.uk)

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