

EH

EXQUISITE
HOME





AN IMMACULATE GRADE II LISTED COTTAGE

Opposite the primary school is this absolutely charming Grade II listed cottage. Built in 1460 when Henry VI was on the English throne, it has had a storied history and is one of the oldest buildings in Great Chesterford. Originally two cottages, it has acted as a sweet shop and an antique dealer's premises over the years, but for some time has been a large and comfortable family home. It is full of original features and is a living piece of history. The present owner bought it four years ago and its interior and exterior are both immaculate, yet in keeping with its age. There is a side gate giving access to the pretty garden and cars can be parked on the street. The front door opens into the handsome dining room with its exposed oak beams, fitted corner cupboard with tiny priest hole, brick fireplace and open fire. There is more than enough room for a large dining room table and chairs and it is a gracious and welcoming space. One of the two staircases rises to the first floor from here. Next door is the light and spacious sitting room with oak beams, a brick fireplace with an excellent Clearview log burner. Cosy in the winter and cool in the summer, it is a delightful room, ideal for relaxed family time and entertaining. The second staircase accesses the third bedroom from here. A door opens into the attractive and contemporary kitchen with its large built in cupboard, soft closing drawers, pale cabinets, solid oak worktops, Falcon Range electric oven with extractor hood and gas hob (this is surrounded by granite), integrated Bosch dishwasher and ceramic Belfast sink and concealed in the corner cupboard a brand new Worcester Bosch gas central heating boiler (10 year warranty). Inviting and practical, this kitchen is a cook's dream.

From the other side of the sitting room there is access to the utility room. In a clever use of space, it is tucked underneath the staircase and has plumbing for a washing machine and tumble dryer. The ground floor accommodation is completed by the five piece family bathroom with freestanding bath with claw feet and a shower attachment, large walk in shower and plenty of space.

CHARMING FIRST FLOOR

In spite of the age of this cottage, the first floor does not have the low ceilings often associated with buildings of this provenance. Light streams through the dormer windows and the bedrooms have been painted in pale colours which adds to the sense of space. The oak banisters and the staircase rising up to the large third bedroom give it an air of period charm and it would make the perfect home office, or a first floor sitting room if desired. The principal bedroom is palatial and exhibits handsome exposed oak roofing, it benefits from a built in cupboard for storage and it also has access to the loft space which has been boarded out and fully insulated, with a light installed. The second bedroom benefits from an en suite cloakroom.

DELIGHTFUL AND EASY TO MAINTAIN GARDEN

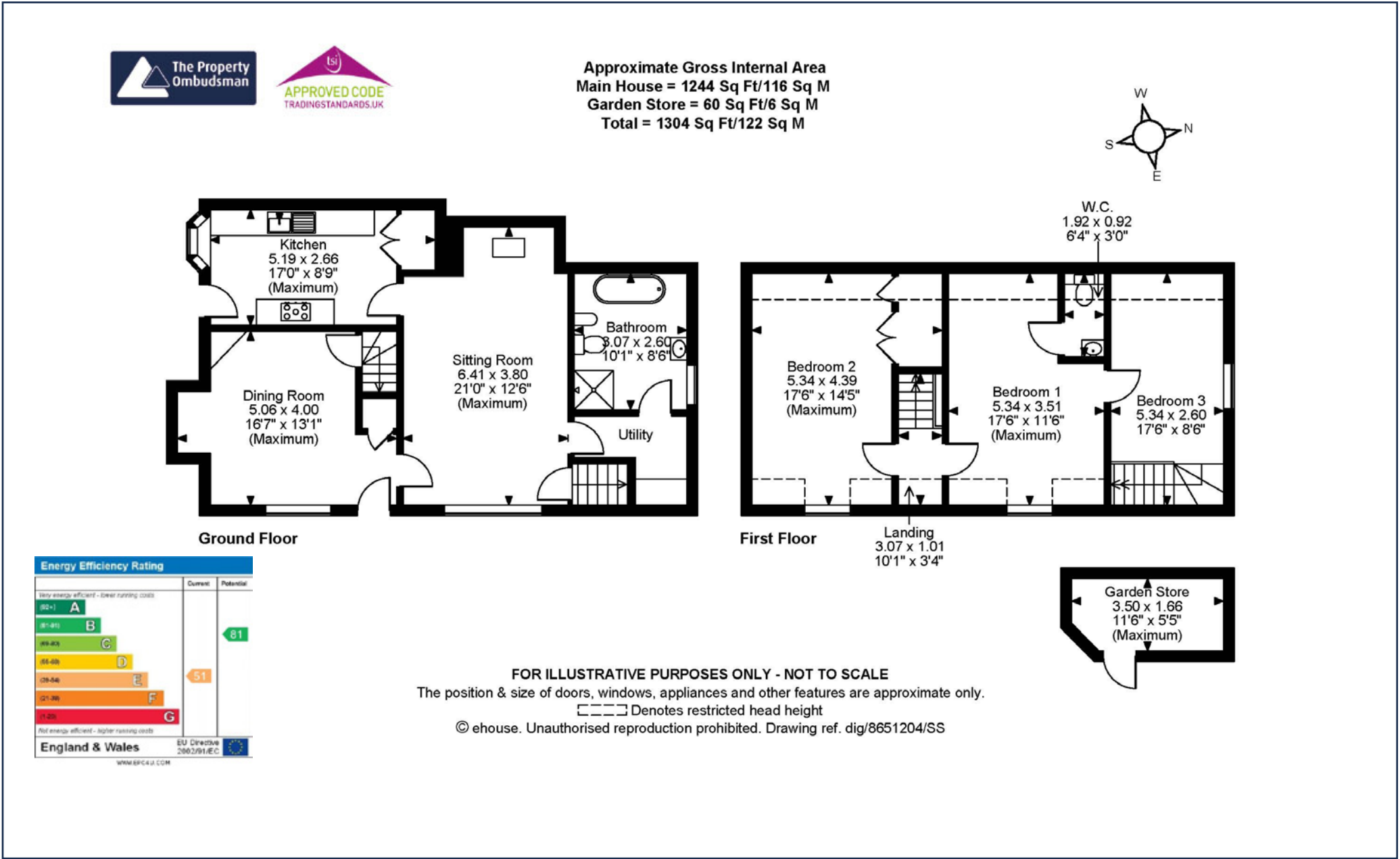
The southwest facing back garden, accessed via the gate to the front, is mainly laid to lawn but also has a small stone terrace, ideal for al fresco dining. To one side, it is walled with an attractive and decorative colonnade built into it. There is a small garden store with power and light. For a keen gardener, there is more than enough room for container gardening, and all in all, this jewel of a garden is the perfect accompaniment to the historic cottage which has stood in this spot for nearly seven hundred years.

The village café and delicatessen is under a minute's walk away and all the amenities of this thriving and popular village are within easy reach. The village primary school is good and there are other choices for primary education in Saffron Walden and nearby Duxford. Linton and Sawston Village Colleges are also within catchment, in addition to Saffron Walden County High School, making this village extremely popular with families.

A BUSY TOWN SURROUNDED BY COUNTRYSIDE

North Essex, dotted with pretty villages and set in open fields is the home of historic market town Saffron Walden and the beautiful Jacobean mansion Audley End. Transport links are excellent with trains running straight to London Liverpool Street and the M11 nearby. Ideal for commuters and families, it is a popular part of Essex for very good reason. Great Chesterford, four miles southeast of Saffron Walden and eleven miles south of Cambridge is an ancient settlement on the banks of the River Cam, thought to date back to at least the Bronze Age. The village has a significant number of listed buildings, two pubs, a primary school, village shop and bakery, two doctors' surgeries and a community field with tennis courts and a children's playground. Trains run from the station on the West Anglia Main Line, a forty five minute journey to London Liverpool Street. There is also an hourly bus service to Saffron Walden. For families, this is a particularly attractive location as it is in catchment for the Ofsted rated Outstanding Saffron Walden County High School, much sought after for secondary education.





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