



Wiggins Green, Helions Bumpstead, CB9 7AD



Wiggens Green

Helions Bumpstead,
CB9 7AD

- Overlooking Meadows To Rear
- Detached Cottage
- Delightful Cottage Style Gardens
- NO ONWARD CHAIN
- Off Road Parking
- Extension Potential STP
- Two/Three Reception Rooms
- Two Double Bedrooms
- Study

Beautiful detached cottage with stunning views over meadows and fields to the rear. The property is situated in the Picturesque Essex village of Helions Bumpstead. This charming cottage has two/three reception Rooms, Two Double Bedrooms and a Single bedroom/Study. Offered with NO ONWARD CHAIN.

3 1 2

Guide Price £500,000





LOCATION

Helions Bumpstead: is a Picturesque Hamlet on the Essex borders, there is a community run pub that does excellent food. The local market town Saffron Walden with its excellent shopping, schooling and recreational facilities, including an 18-hole golf course and leisure centre with swimming pool, is just 9 miles away. Mainline train services are available from Audley End station (11.4 miles) for London Liverpool Street and Cambridge (17 miles) for London Liverpool Street or London Kings Cross.

Entrance Hall/Snug

Small Porch to front, Dual aspect room with a wealth of light, stairs to landing, door to front and rear, window to front and rear, radiator.

Lounge

Dual aspect room with bay window to front, window to rear, two radiators, open fire with stone surround.

Dining Room

Dual aspect room with bay window to front and window to rear, radiator.

Kitchen

Dual aspect room with windows overlooking beautiful cottage style gardens, window to front. There is a range of matching wall and base units with worksurfaces over, space and plumbing for appliances, stainless steel sink with taps, radiator, oil boiler.

WC

Low level WC, window to rear, radiator.

Garden Room

Timber with brick plinth construction with windows to three aspects, two doorways to sides opening onto patio seating area and attractive Gardens.

Landing

Window to rear overlooking the meadow.

Bedroom One

Dual aspect room with windows to front and rear, radiator, built in cupboard.

Shower Room

Window to front, pedestal wash hand basin, walk in floor level shower with glass screen, radiator.

WC

Window, low level WC, radiator.

Bedroom Two

Dual aspect room with windows to front and rear, radiator, built in airing cupboard.

Study

Window to front, loft access, radiator.

Outside

The cottage sits centrally within its plot with beautiful cottage style gardens with an array of colourful flowers and mature shrubs, there is off road parking with double gates, small fish pond, timber built shed. The cottage is framed by hedgerow borders and a white pickett fence.

The majority of the gardens sit to the right hand side of the cottage. These are mainly laid to lawn with shrub and flower bed borders. Oil tank and septik tank are situated here.

To the rear of the property is a stunning south facing view overlooking meadows and open fields, patio area ideal for enjoying sunsets over the fields.

Agents Notes

- For more information on this property, please refer to the Material Information brochure that can be found on our website.

Special Notes

VIEWINGS

By appointment through the Agents.

SPECIAL NOTES


1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before

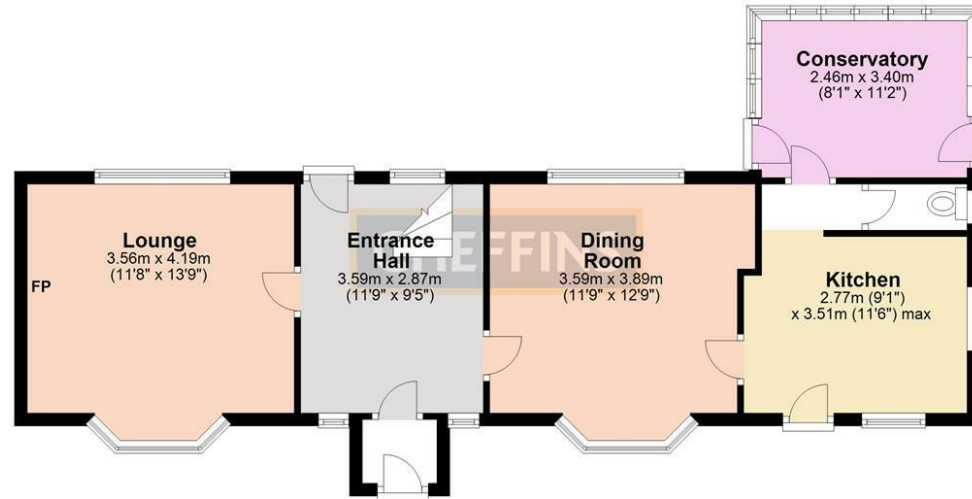




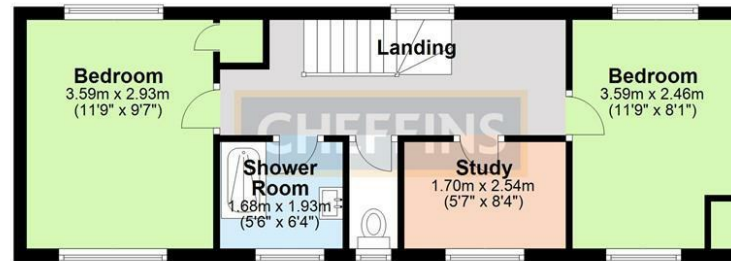
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.