



Drury Lane, Ridgewell, CO9 4SL

**CHEFFINS**



## Drury Lane

Ridgewell,  
CO9 4SL

A charming character property found within Ridgewell, boasting two large reception rooms, three bedrooms, conservatory and a potential annexe with a fourth bedroom, kitchenette and shower room. Rear garden consisting of a summerhouse, pizza oven and various seating areas. (EPC E)

### LOCATION

Ridgewell is a picturesque and sought after small village with school, public house, two churches and a village green, village hall and children's playground, situated approximately 15 miles East of Saffron Walden, just 5 miles south of the beautiful market town of Clare, 3 miles from Sible Hedingham with its shops and schools, 24 miles from the University City of Cambridge and around 21 miles from Stansted Airport. There is a London Liverpool Street station at Braintree (14 miles) or Audley End (15 miles).

4 2 2

Guide Price £400,000







## PORCH

Door to:

7'85" x 5'7" (2.13m x 1.52m)

Window to rear, two built in wardrobes, radiator.

## LOUNGE

19'8" x 10'4" (5.79m x 3.04m)

Window to front, wood burning stove, door to:

## BATHROOM

Three piece suite comprising of bath with shower over, pedestal sink and low level WC, window to rear.

## KITCHEN/DINER

22" x 13'2" (6.70m x 3.96m)

Dual aspect windows, base level units, ceramic sink, American fridge/freezer, range oven, plumbing for dishwasher, stairs, under stairs storage, wood burning stove, door to:

## FRONT

Driveway parking

## CONSERVATORY

12'3" x 10'1" (3.65m x 3.04m)

Door to rear garden, door to:

## REAR

The rear garden consists of mature shrubs, various seating areas, raised flower beds, pizza oven, shed and summerhouse with power and light connected.

## POTENTIAL ANNEXE

## HALLWAY

Door to front garden, door to:

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

VIEWS By appointment through the Agents.

## BEDROOM FOUR/STUDY

8' x 8'3" (2.43m x 2.43m)

Window to front, radiator.

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

## SHOWER ROOM

8'11" x 4'11" (2.43m x 1.21m)

Three piece suite comprising of walk in shower, pedestal sink low level wc, heated towel rail.

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

## FIRST FLOOR

## LANDING

Built in wardrobe, storage cupboard, door to:

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

## BEDROOM ONE

10'5" x 10'10" (3.48m x 3.48m)

Window to front, radiator.

## BEDROOM TWO

8'11" x 7'7" (3.35m x 2.13m)

Window to front, radiator.

## BEDROOM THREE



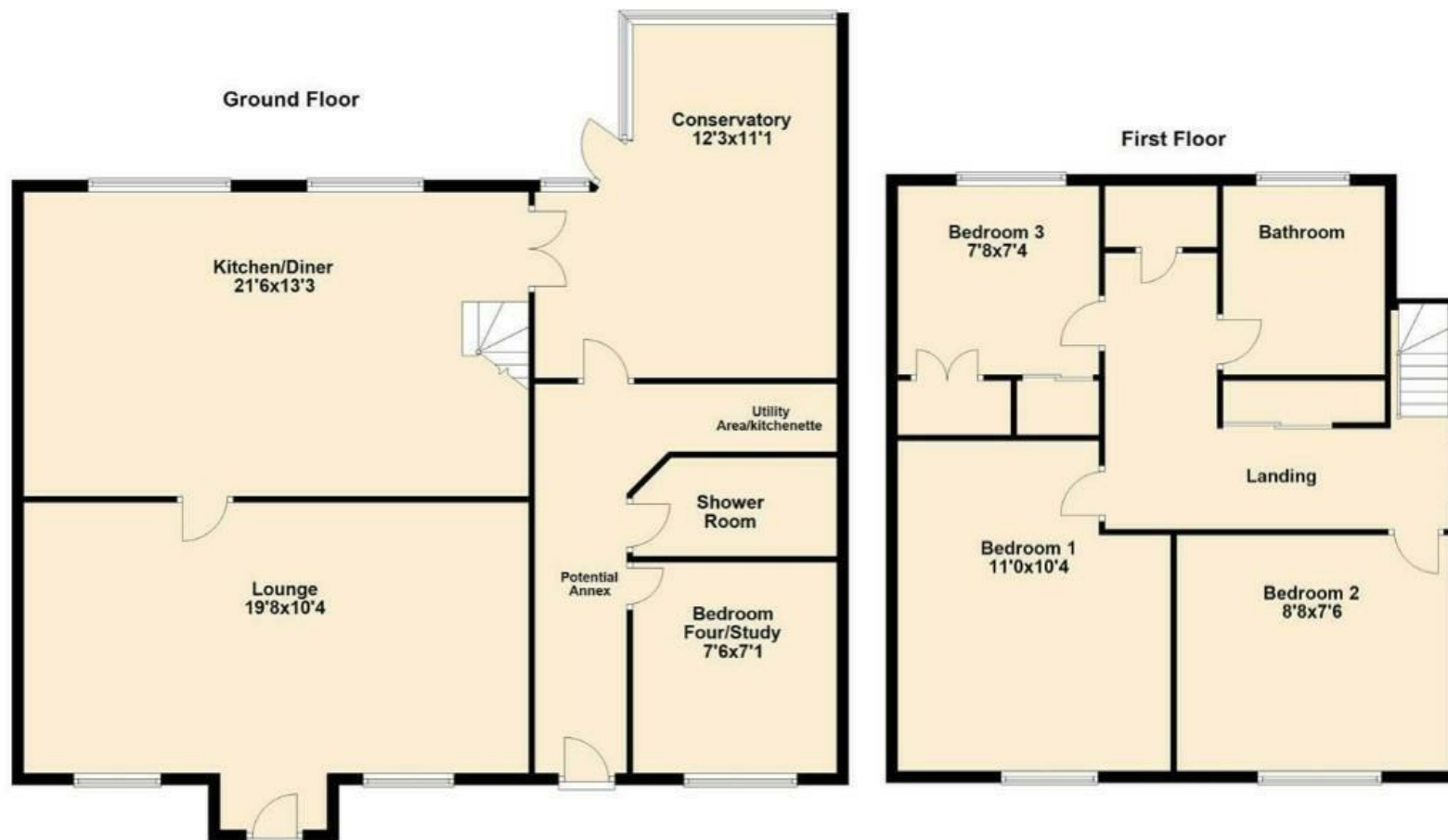
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EEU Directive 2002/91/EC		

Guide Price £400,000

Tenure - Freehold

Council Tax Band - C

Local Authority - Braintree District Council



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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.