



Jigneys, 16 High Street, Chrishall, Saffron Walden
SG8 8RP



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Jigneys

16 High Street | Chrishall | SG8 8RP

Guide Price £795,000

- Beautifully presented three-bedroom village home in the heart of sought-after Chrishall
- Impressive vaulted family room with extensive glazing and bi-fold doors opening directly onto the garden
- Characterful sitting room with exposed timbers and inset log-burning stove
- Generous Shaker-style kitchen with quartz work surfaces, breakfast bar and adjoining dining room
- Principal bedroom with dedicated dressing area and en-suite, complemented by two further well-proportioned bedrooms
- Mature gardens backing onto the village meadow and playing fields, ample driveway parking and integral garage

The Property

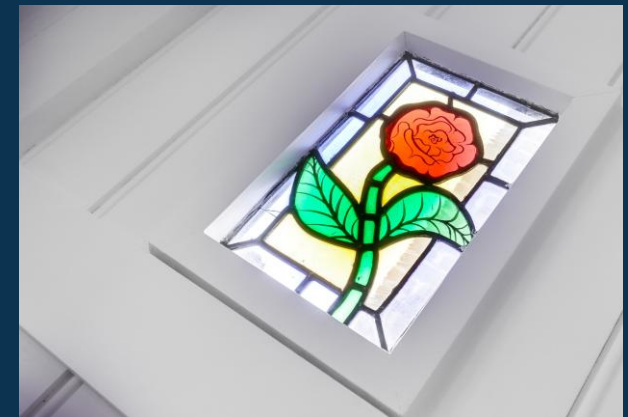
A beautifully presented 3 bedroom home situated in the heart of the much sought after village of Chrishall and occupying a delightful position backing onto village meadow and playing fields.

The Setting

Chrishall is a quintessential North Essex village, quietly positioned amidst gently undulating countryside yet remarkably well connected. With its attractive mix of period cottages, individual country homes, and open farmland, the village offers a wonderfully unspoilt rural setting combined with a strong sense of community. At the heart of the village lies a well-regarded primary school, a historic parish church, and The Red Cow—a charming, thatched village pub and restaurant that serves as a vibrant social hub. Surrounding the village, a network of footpaths and bridleways radiates into open fields and rolling landscape, offering a picturesque setting of wide skies and hedgerows that change beautifully with the seasons, ideal for walking, cycling, and riding. Despite its tranquil setting, Chrishall remains highly accessible for both leisure and commuting. The nearby market town of Saffron Walden provides an excellent range of independent shops, cafés, and a thriving cultural calendar, while mainline rail services from Royston and Audley End offer direct links to London King's Cross, Liverpool Street, and Cambridge. Ideally positioned approximately 15–20 miles from Cambridge, the village is a premier choice for those seeking an authentic country lifestyle without sacrificing proximity to the city's world-class employment, education, and amenities.

The Accommodation

Occupying a particularly attractive position in the heart of Chrishall, Jigneys is a wonderfully individual three-bedroom village home which has been thoughtfully extended and improved to create generous, light-filled accommodation with a delightful outlook over the adjoining village meadow and playing fields.





Set back from the road within a mature corner plot, the house combines the warmth and character of exposed timbers with a more contemporary approach to family living. months. French doors also connect the room with the sitting room, allowing the principal reception spaces to work either independently or together when entertaining. The sitting room offers a pleasing contrast: a more intimate and characterful retreat centred around an inset log-burning stove with slate hearth and timber mantel, complemented by exposed beams and a front-facing window. A separate utility room and ground-floor cloakroom complete the practical accommodation.

The kitchen is generously proportioned and fitted with a range of Shaker-style cabinetry beneath quartz work surfaces, incorporating a breakfast bar and space for a range-style cooker. Exposed beams add warmth and texture, while the open connection with the adjoining dining room gives the space an informal, sociable quality. The dining room itself continues the characterful theme with further exposed timbers and provides a natural transition between the kitchen and the principal living areas. Undoubtedly one of Jigneys' defining features is the impressive vaulted family room. A substantial addition to the original house, this beautifully light space has been designed to make the most of its garden



setting, with rooflights and extensive glazing bringing in an abundance of natural light. Bifold doors open directly onto the terrace and garden, creating a particularly enjoyable connection between inside and out during the warmer months. Upstairs, a spacious galleried landing leads to three bedrooms.

The principal bedroom enjoys an outlook to the rear and opens into its own dressing area with fitted wardrobes, beyond which lies an en suite shower room.

Two further well-proportioned bedrooms provide comfortable family or guest accommodation and are served by the family bathroom

Outside

The gardens are an especially appealing part of Jigneys and give the house a genuine sense of connection with its village surroundings. To the rear, a broad paved terrace immediately outside the house provides ample room for outdoor dining and entertaining, beyond which lies a generous expanse of lawn.

A beautiful mature willow tree provides an established focal point, while the garden is enclosed by mature boundaries and a traditional picket fence. Most notably, a gate leads directly from the garden towards the adjoining village green/meadow, creating an unusually attractive outlook and giving the setting an almost rural quality despite being positioned within the village itself.

The photographs within the existing brochure particularly underline this relationship: the vaulted family room opens almost seamlessly towards the garden, while the rear garden itself enjoys an open aspect beyond its picket boundary.

Altogether, Jigneys is a house of considerable warmth and versatility. Its combination of characterful interiors, excellent family accommodation, a superb contemporary garden room and its particularly appealing position adjoining the village meadow makes it a home that feels firmly connected to the very best of village life.

Services

Mains electric, water and drainage are connected. Oil fired central heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Detached

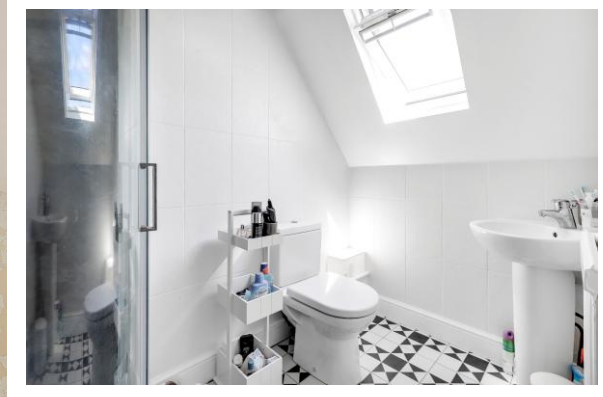
Property Construction – Timber Framed Construction

Local Authority – Uttlesford District Council

Council Tax– D

EPC Rating - C









High Street

Approximate Gross Internal Area : 177.84 sq m / 1914 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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