



Westwood Lodge, Tindon End  
CB10 2XT



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# Westwood Lodge

Tindon End | Essex | CB10 2XT

## Offers Over £725,000

- A beautiful, 4-bedroom family home occupying an idyllic setting surrounded by rolling countryside
- Spacious and flexible accommodation extending to approximately 2207 sqft.
- A superb, one-bedroom detached annexe
- Sitting on plot approaching 0.35 acre
- Double bay cartlodge and off-road parking for several vehicles
- Idyllic location with uninterrupted countryside views
- EPC: E
- Council Tax Band: G

### The Property

An attractive and highly individual 4-bedroom detached family home enjoying a wonderful peaceful setting surrounded by open countryside. The property offers well-appointed living accommodation sitting on a generous plot with the benefit of a detached 1-bedroom annexe, ample off-road parking and double cart lodge.

### The Setting

Tindon End is a small hamlet situated between Thaxted (2 miles) and Great Sampford (3 miles), with the market town of Saffron Walden approximately 6 miles distance. Audley End mainline station (London's Liverpool Street) is 11 miles away and Stansted Airport is 13 miles away with a half hour rail link to the City. The market town of Bishops Stortford with access to the M11 (junction 8) is 15 miles and again offers a wide range of shopping, educational and recreational facilities.

### The Accommodation

Westwood Lodge is a truly unique 4-bedroom family home providing characterful living accommodation extending to approximately 2,207 sqft, with the addition of a 1-bedroom detached annexe providing an extra 838 sqft of accommodation. The property is extremely well proportioned throughout, boasting an abundance of character, with a particular feature being the stunning dual aspect living room, which benefits from wonderful high ceilings. The property occupies an enviable position, set down a quiet country lane, sitting in a mature private plot and surrounded by open countryside.





In detail, the accommodation comprises on the ground floor of a good size entrance hall with attractive cast iron fireplace, a large window to the front aspect, and doors leading to:-

A beautiful, generous sitting room with large windows to both the front and rear aspects, wood flooring and a large open fireplace with attractive stone surround. The room benefits from extensive built in book shelving along one wall and a door leads through to the large open plan kitchen/breakfast room which provides a lovely, day to day, hub to the home.

The kitchen is fitted with a range of base and eye level units with a work surface incorporating a sink and drainer unit. There is space for a dishwasher and a tall fridge and freezer. The kitchen also benefits from an oil-fired AGA providing a lovely country feel. Flowing through from the kitchen area is the wonderful, dual aspect, light and airy breakfast area which benefits from full height windows to both side and rear aspects, with French doors providing access to the rear garden. Also leading off the kitchen is a small side lobby where there is space and plumbing for a washing machine and tumble dryer, an under stairs storage cupboard and stairs providing access to the first-floor accommodation.



On the first floor the property benefits from four, good size bedrooms including an impressive principal suite with a large dressing area and en suite. There is also a family bathroom, fitted with a 3-piece suite, with all rooms accessed off a large landing area.

### Outside

The property sits on generous plot extending to approximately 1/3 of acre, benefiting from ample off-road parking to front, with a large gravel driveway providing parking for a number of cars as well as access to a detached cartlodge and store shed. To the rear the property boasts a mature garden, which is mainly laid to lawn with a variety of mature trees and bushes, backing onto open countryside.

The garden benefits from a detached 1-bedroom annexe, which is a wonderful space providing useful additional living accommodation, should it be required. The annexe comprises of an open plan ground floor living space with a kitchen and sitting area. Benefitting from windows to the front and side aspects, giving the room ample natural light and also enjoying a log burning stove for those cold winter nights. There is a shower room which is located off the kitchen and living area, and there is a generous mezzanine area. Providing an open plan bedroom and study area, which boasts superb views overlooking the surrounding countryside.

#### Services

Mains water and electricity connected. Oil fired central heating. Private drainage via a septic tank.

#### Local Authority

Uttlesford District Council

#### Council Tax

G



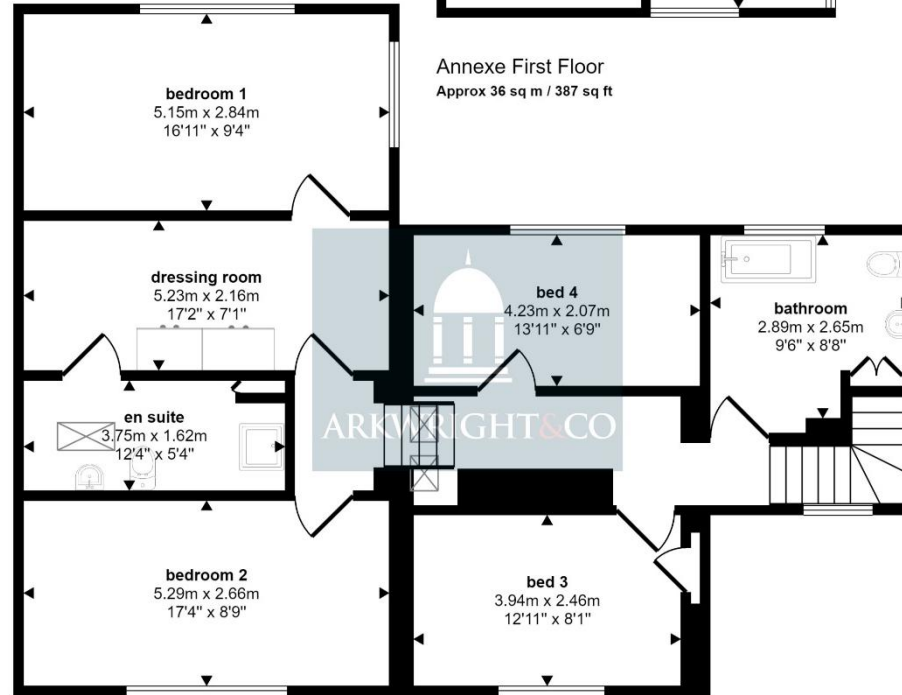




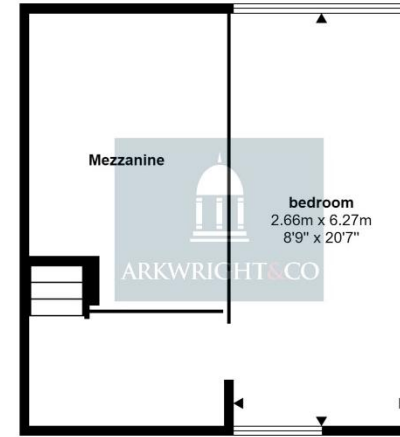


**Ground Floor**  
Approx 113 sq m / 1211 sq ft

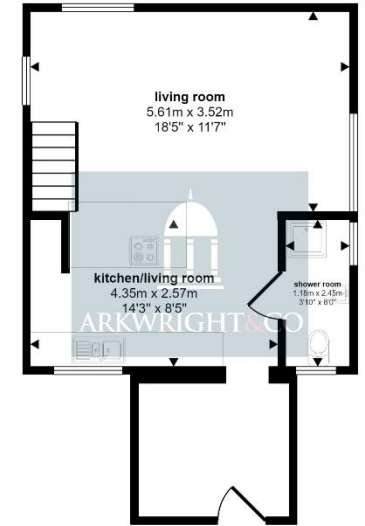
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**First Floor**  
Approx 93 sq m / 996 sq ft



**Annexe First Floor**  
Approx 36 sq m / 387 sq ft



**Annexe**  
Approx 42 sq m / 451 sq ft

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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