



Cornells Lane, Widdington, CB11 3SP

CHEFFINS

Cornells Lane

Widdington,
CB11 3SP

- Substantial detached home
- Approx. 3,250 sqft
- Scope for modernisation
- Self-contained annexe and double garage
- Grounds of approx. 1 acre
- Idyllic location within a sought-after village
- No upward chain

A detached residence set in a tucked-away location off a quiet lane in this sought-after village. The property enjoys a large mature plot of approximately 1 acre, with the house offering generously proportioned accommodation of approximately 3,250 sqft with scope for modernisation. In addition, there is a self-contained annexe and a double garage. OFFERED CHAIN FREE.

6 3 4



Guide Price £825,000



LOCATION

The highly regarded and much sought after village of Widdington features a pleasing blend of both modern and period properties and has its own inn, Church and village hall which is the focus for many clubs and societies. The larger village of Newport with a mainline station is 2 miles away and Audley End mainline station (Liverpool Street 57 mins) is within 5 miles. Bishop's Stortford, also with a mainline station and the M11 (J8) are 9 miles south. The fine market town of Saffron Walden is 5 miles away and has an excellent range of shopping, schooling and recreational facilities with a leisure centre with swimming pool.

GROUND FLOOR

GALLERIED RECEPTION HALL

An impressive and welcoming reception space accessed via a hardwood entrance door with adjoining glazed window and porch over and further double glazed window to the front aspect. Staircase rising to the first floor galleried landing.

SITTING ROOM

A pair of double glazed windows to the side aspect and two pairs of glazed doors providing a good degree of natural light and views through the conservatory to the garden beyond. Fireplace with exposed brickwork.

CONSERVATORY

A series of windows and a pair of glazed doors providing views and access to the rear garden.

SNUG

A dual aspect room with double glazed windows to the front and side aspects.

OFFICE

Double glazed window to the front aspect.

CLOAKROOM

Comprising low level WC, vanity wash basin and obscure double glazed window.

DINING ROOM

A pair of double glazed doors leading to the terrace and garden beyond. A further pair of glazed doors lead to:

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with worktop space over, twin bowl sink unit, double oven, ceramic hob and free-standing dishwasher. Brick fireplace (working?) and built-in larder cupboard. Door to:

UTILITY ROOM

Fitted with a range of base and eye level units with worktop space over, ceramic sink unit, space for fridge freezer and washing machine, floor mounted boiler and door providing access to the adjoining annexe. Further door to:

WC

Comprising low level WC and obscure glazed window.

REAR LOBBY

Tiled flooring, glazed to two sides and glazed door providing access to the outdoor space.

FIRST FLOOR

LANDING

Access to the loft space, deep built-in airing cupboard and a pair of Velux windows to the front aspect.

BEDROOM 1

Fitted with a range of furniture incorporating wardrobes, drawers and dressing table. Velux window to the front aspect and a pair of windows to the rear aspect enjoying views over the mature garden. Door to:

EN SUITE

Comprising shower enclosure, vanity wash basin, low level WC, fitted cupboards and double glazed window with views to the rear aspect.

BEDROOM 2

Double glazed windows to the side and rear aspects with views over the garden. Vanity wash basin.

BEDROOM 3

A dual aspect room with double glazed windows to the front and side aspects, together with fitted wardrobes and vanity wash basin.

BEDROOM 4

Double glazed window to the side aspect.

BATHROOM

Comprising panelled bath with shower over, low level WC, wash basin and double glazed window to the rear with views.

ADJOINING ANNEXE

The property benefits from a self-contained annexe, accessed internally from the utility room or externally from a glazed hardwood entrance door from the driveway. Accommodation comprises:

KITCHEN/RECEPTION ROOM

A well-proportioned room with sink unit with cupboards below, a pair of glazed doors providing access to the adjoining terrace and garden and windows to the front and side aspects. Staircase rising to:

FIRST FLOOR

LANDING

Doors to adjoining rooms.

BEDROOM 5

Velux window to the front aspect.

DRESSING ROOM/BEDROOM 6

A multi-purpose room with Velux window to the front and door to:

BATHROOM

Comprising panelled bath, low level WC, wash basin and obscure glazed window.

INTEGRAL DOUBLE GARAGE

A pair of electric up and over doors, power and lighting connected. The garage provides scope for conversion to addition accommodation, subject to needs and relevant approval.

OUTSIDE

The property is set in a tucked-away location off Cornells Lane, accessed via a gravelled driveway with mature hedging to either side, in turn leading to the front driveway and garage. The property enjoys mature grounds and garden measuring approximately one acre. The south facing rear garden is mainly laid to lawn and provides a wonderful outdoor space.

AGENT'S NOTE

A structural engineers report has identified structural cracking in the conservatory and the annexe which will require further investigation. The initial report can be made available upon request.

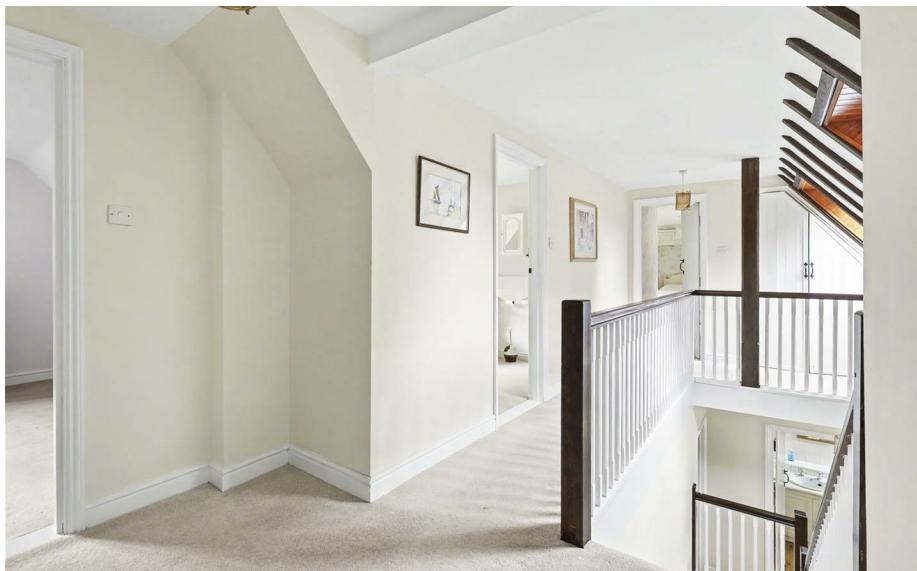
VIEWINGS

By appointment through the Agents.











Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £825,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - Uttlesford



Approximate Gross Internal Area
301.87 sq m / 3249.30 sq ft
(Excludes Garage)
Garage Area 27.50 sq m / 296.0 sq ft

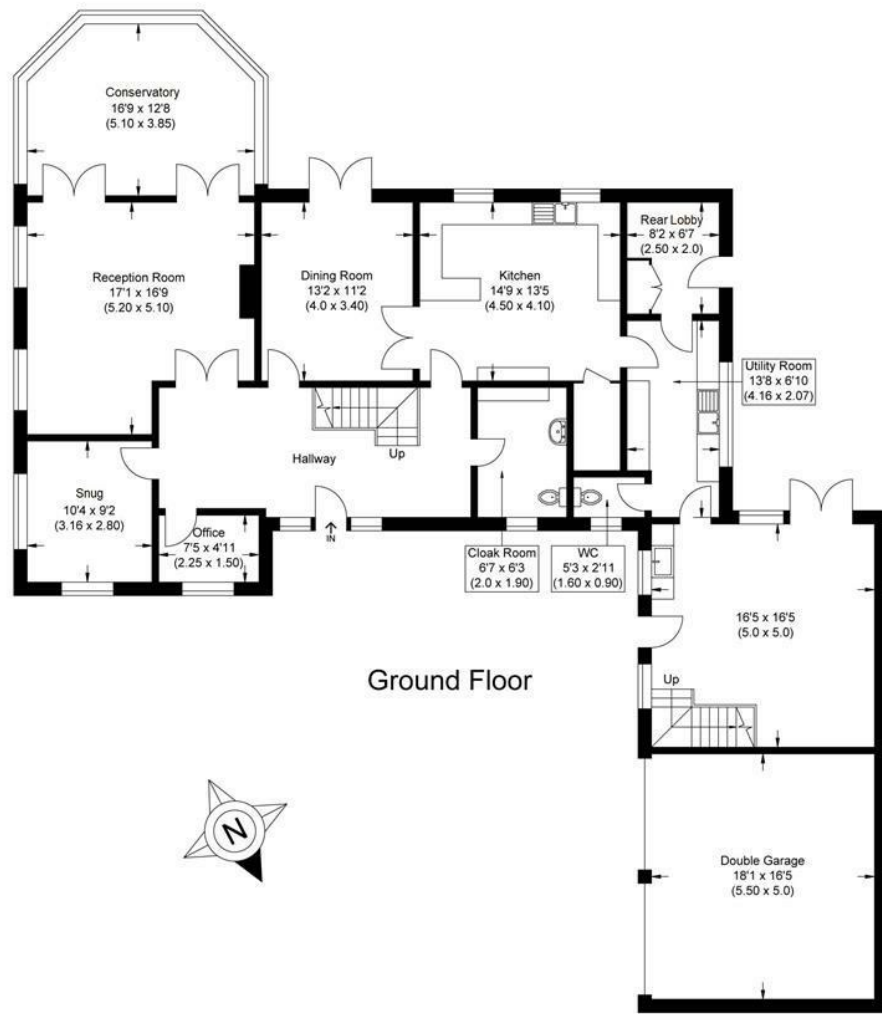


Illustration for identification purposes only, measurements are approximate, not to scale.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk



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.