



May House, The Green
CB11 3SD



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

May House

The Green | Widdington | CB11 3SD

Guide Price £1,150,000

- A highly individual, four-bedroom Grade II listed detached period property
- Combining a truly stunning blend of period character with stylish and sympathetic modern touches, extending to 2024 sqft
- Off road parking for numerous vehicles
- South facing rear garden
- A prominent village location within walking distance of amenities
- Mainline train station within two miles providing easy access for the commuter
- Offered with no upward chain
- EPC: N/A / Council Tax Band: F

The Property

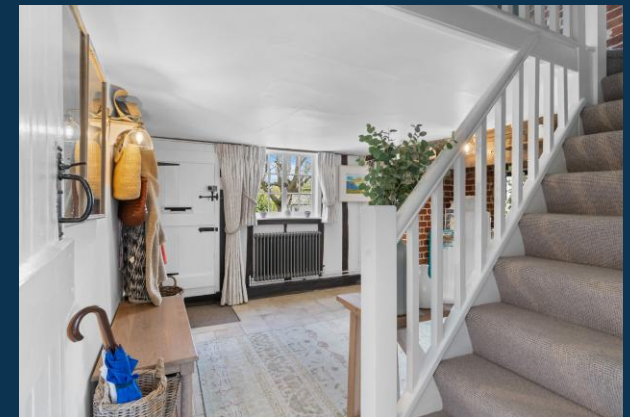
A truly exceptional, Grade II listed, four-bedroom, two bathroom detached family home which has been meticulously renovated and reconfigured to the highest standard by the current owner. Occupying an elevated position in the heart of this highly sought-after village with ample off-road parking, south facing rear garden with countryside views and is offered with no upward chain.

The Setting

Widdington is set amongst attractive undulating countryside, yet only two miles from the village of Newport, which has a good range of shops and a mainline station providing a regular service to London's Liverpool Street Station. Audley End mainline station (Liverpool Street within 51 minutes) is just over 4 miles away. The market town of Saffron Walden is within 6 miles, with a thriving twice weekly market, excellent range of shops, leisure facilities, coffee bars and restaurants. Widdington is in the catchment area for the highly renowned Joyce Frankland Academy (formerly Newport Free Grammar School). For more extensive shopping facilities, Bishop's Stortford with a mainline station is within 8 miles. Cambridge is within 19 miles to the north (16 minutes by train from Audley End). Access to the M11 south (9 miles) is at junction 8, Bishop's Stortford, or going north, junction 10 at Duxford for the M11/A11.

The Accommodation

In detail the property comprises on the ground floor of a spacious entrance hall with a Travertine tiled floor, Inglenook fireplace, exposed timbers, cloakroom with W.C and wash hand basin, stairs rising to the first floor and doors to the adjoining rooms. A generous sitting room is filled with character with exposed timbers and Inglenook fireplace with





recently installed wood burning stove. There is an impressive, vaulted garden room set off the sitting room providing a tranquil yet versatile space, with Amtico flooring and double doors opening to one of the two courtyards.

The wonderful, open plan kitchen/breakfast room is the real hub of the home filled with natural light from windows to the side and rear and double doors leading to a kitchen garden courtyard. The hand crafted, bespoke kitchen is fitted with a matching range of wall and base, in frame units with a complementary quartz worktop with double butler sink incorporated. There is a range of integrated appliances including a dishwasher, induction hob? Double oven and wine fridge. There is space for an American style fridge/freezer. There is currently a flexible breakfast bar providing additional preparation space and superb dining area. Off from the kitchen is a utility room with natural brick flooring, space and plumbing for a washing machine and tumble dryer with wooden worksurface over and butler sink incorporated. The ground floor is completed by a study with natural wood flooring and window to front aspect.

The first-floor landing provides access to the loft hatch, exposed chimney breast, four bedrooms and two bathrooms. The principal bedroom is a generous, dual aspect room with views out onto the garden and countryside beyond and



built in storage cupboard. A second double room has window to front aspect and built in storage cupboard. Bedroom three is a double room with window to front aspect and built in storage cupboard. The fourth bedroom is a good size with window to front aspect and built in storage cupboard.

The recently reconfigured family bathroom is a particular feature of the property with a roll top bath, double shower enclosure, vanity unit with sink unit incorporated, W.C and wash hand basin. An additional shower room is also fitted to a high standard with double shower enclosure, W.C, wash hand basin and heated towel rail.

Outside

To the front of the property is a good size gravelled driveway providing ample parking. Gated pedestrian access to both sides of the property lead to the attractive south facing rear garden. There is the added benefit of a shed within the courtyard off the kitchen with steps leading up to the rest of the garden, which is predominantly laid to lawn. The rear garden has an abundance of well stocked flower beds and borders, to include shrubs and trees, and there is a recently installed timber shed. A wrap around patio provides an ideal space for outdoor entertaining and al fresco dining.

Services

Mains electric, water and drainage are connected. Oil fired central heating. Ultra-fast broadband is available and mobile signal is ok.

Tenure - Freehold

Property Type – Detached

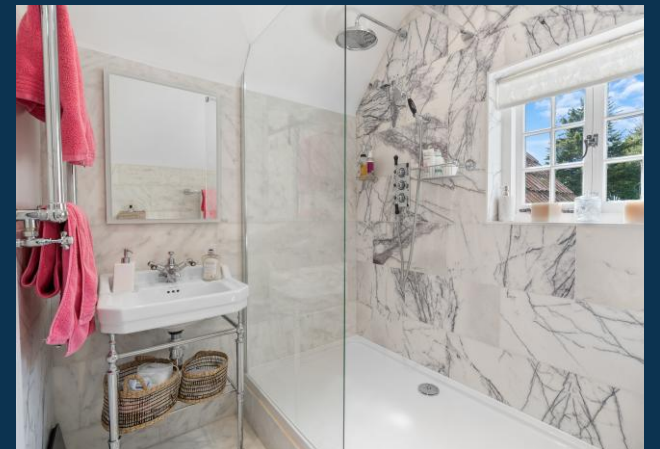
Property Construction – C18 timber-framed and plastered building

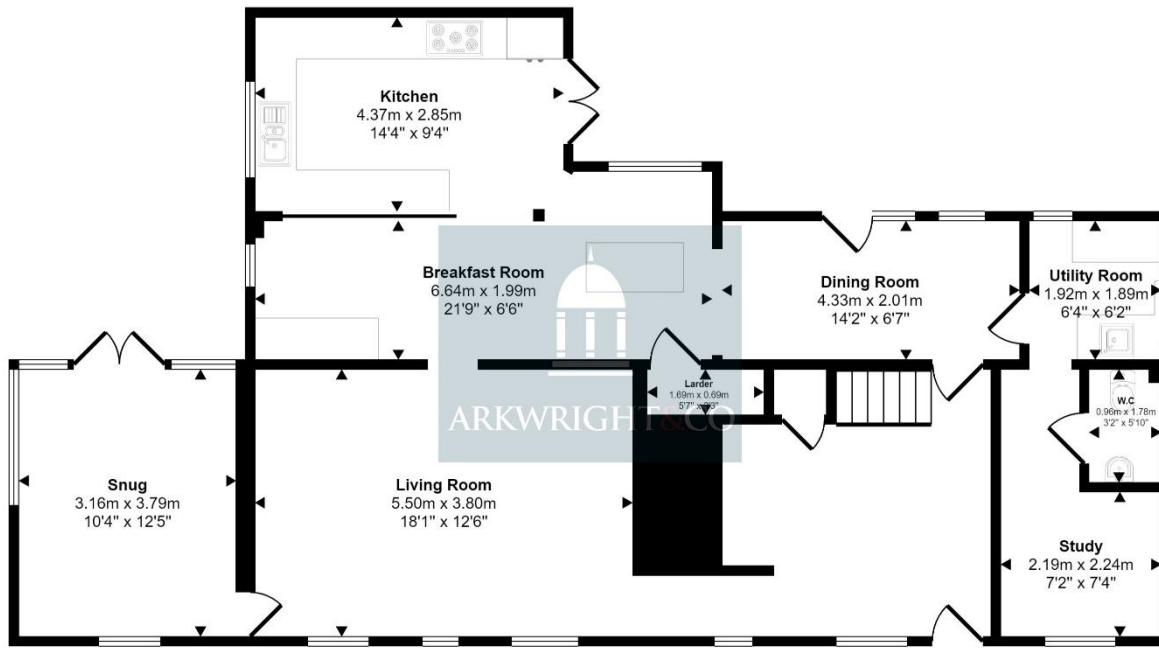
Local Authority – Uttlesford District Council

Council Tax - F



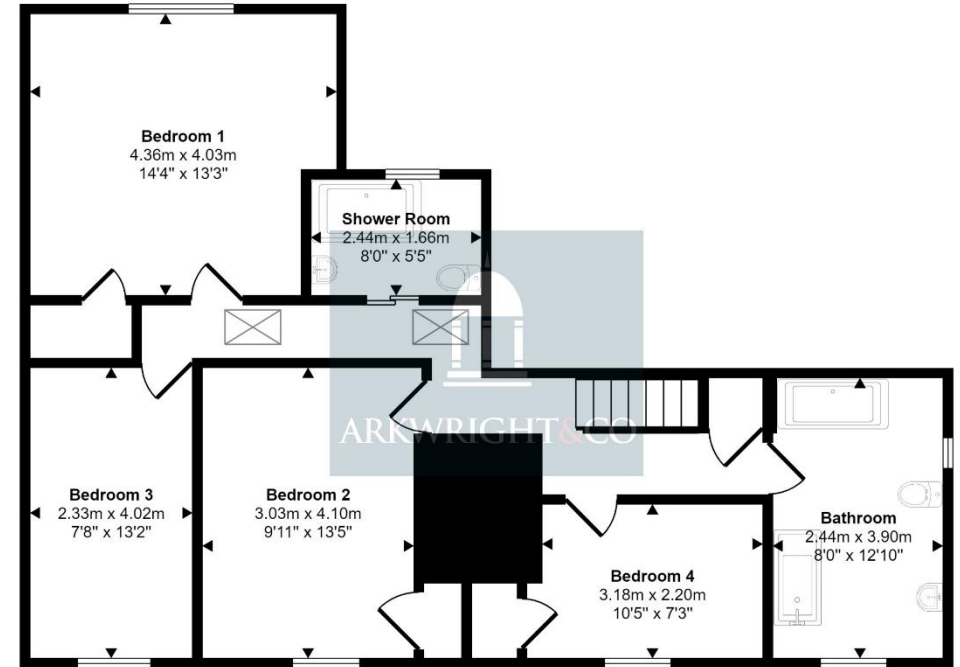






Ground Floor
Approx 108 sq m / 1159 sq ft

**Approx Gross Internal Area
187 sq m / 2017 sq ft**



First Floor
Approx 80 sq m / 858 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.

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.



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



01799 668600

51 High Street,
Saffron Walden Essex,
CB10
info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS