



Wicken Bonhunt, CB11 3UG

CHEFFINS

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- Grade II Listed residence
- 0.5 of an acre plot
- A wealth of period features
- Kitchen/diner
- Vaulted principal bedroom with en suite
- Driveway and double cart lodge

A handsome Grade II Listed residence situated in an idyllic village setting. The property offers well proportioned and characterful accommodation, together with a mature 0.5 of an acre plot. No upward chain.

3 2 3

Guide Price £800,000





LOCATION

Wicken Bonhunt is an attractive village just to the south- west of Saffron Walden and is ideally placed to reach the railway link to London's Liverpool Street at Audley End or Newport stations. Access to the M11 motorway is at Bishops Stortford. There is a well regarded local primary school at nearby Clavering, where there is also a good Supermarket. Wicken Bonhunt has a public house, active Church and many village clubs and organisations. More comprehensive amenities are available at the fine old market town of Saffron Walden. London's third international airport is at Stansted 12 miles away.

GROUND FLOOR

ENTRANCE HALL

Entrance door and windows to the front and rear aspects, stairs rising to the first floor and doors to adjoining rooms.

LOUNGE

Windows to the front and rear aspects, feature inglenook fireplace with wood burning stove. Doorway leading into:-

STUDY

Windows to the rear and side aspects and door to built-in cupboard.

FAMILY ROOM

Windows to the front and rear aspects and French doors leading out into the rear garden. Opening into:-

KITCHEN/BREAKFAST ROOM

Windows to the front and rear aspects and bi-folding doors to the side elevation leading out into the garden. The kitchen is fitted with a range of base and eye level units with granite worktops, ceramic sink, integrated fridge freezer, dishwasher, space for a range style cooker with extractor hood over. Tiled flooring with underfloor heating, stairs rising to the first floor and door leading into:-

UTILITY ROOM/CLOAKROOM

Comprising base and eye level units,

integrated fridge freezer, space and plumbing for washing machine, low level WC, ceramic basin with vanity cupboard beneath, tiled flooring with underfloor heating, window to the front aspect.

FIRST FLOOR

LANDING

Accessed via the staircase from the entrance hall. Doors to adjoining rooms, window to the rear aspect.

BEDROOM 2

Windows to the front and rear aspects, eaves storage.

BATHROOM

Comprising pedestal wash basin, low level WC, panelled bath with shower attachment, window to the front aspect.

BEDROOM 3

Windows to the rear and side aspects.

PRINCIPAL BEDROOM

Accessed via the staircase from the kitchen/breakfast room. A vaulted space with windows to the rear and side aspects, door to walk-in wardrobe with fitted shelves and rails.

EN SUITE BATHROOM

Comprising ceramic basin with vanity

cupboard beneath, low level WC, panelled bath, separate shower enclosure and Velux window.

OUTSIDE

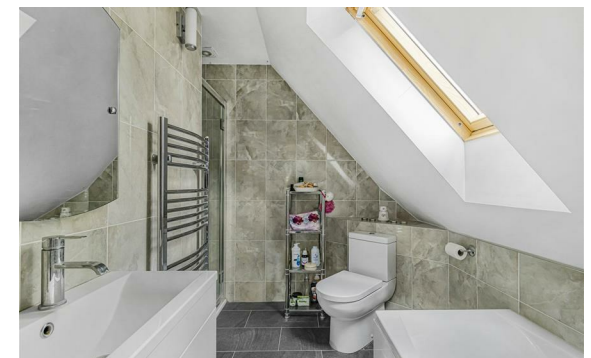
The property is accessed via a driveway passing over a bridge with wrought iron railings, in turn leading to a gravelled parking area with beds bordering and a double bay cart lodge with power and lighting. To the rear of the property is a sunken block paved patio area, perfect for al fresco entertaining, with steps up to an established garden which is mainly laid to lawn with a number of mature trees providing a good degree of seclusion. There is a detached outbuilding accessed by a pair of timber doors to allow access for a ride-on lawn mower, with window to the side elevation and an adjoining log store. An arched pergola leads to a further garden with established trees and mature hedges bordering. A wrought iron gate leads to a woodland area providing a wildlife haven.

AGENT'S NOTES

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

VIEWINGS

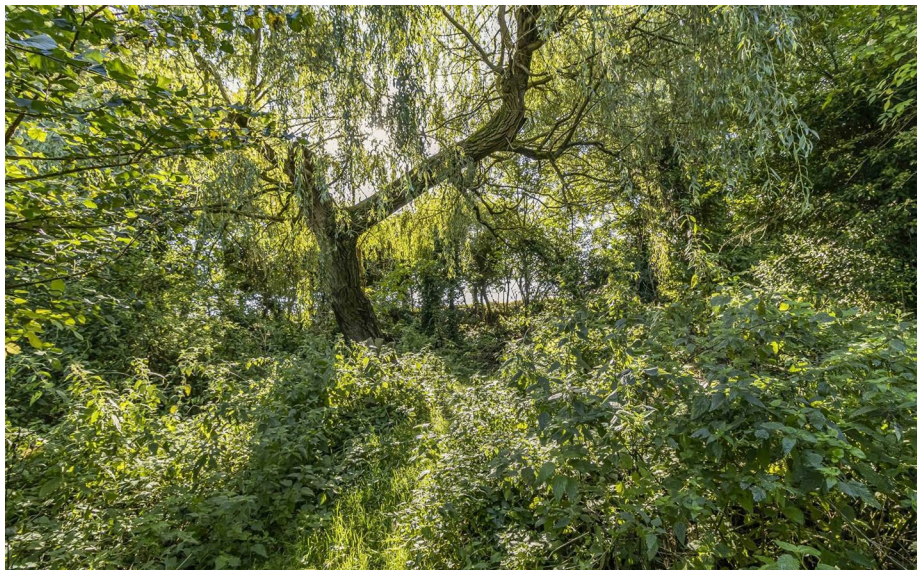
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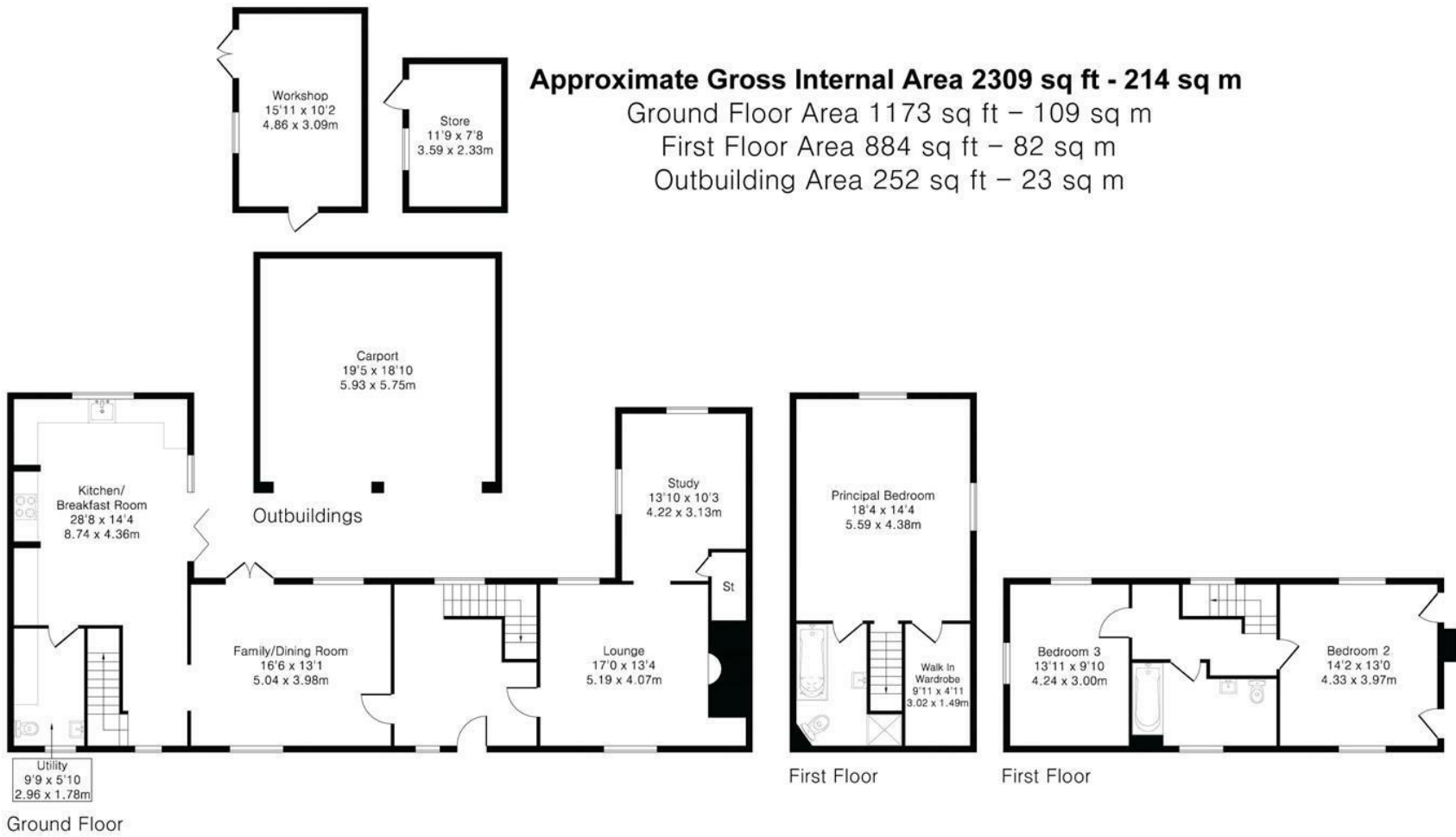




Guide Price £800,000
Tenure - Freehold
Council Tax Band - F
Local Authority - Uttlesford







Approximate Gross Internal Area 2309 sq ft - 214 sq m

Ground Floor Area 1173 sq ft – 109 sq m

First Floor Area 884 sq ft – 82 sq m

Outbuilding Area 252 sq ft – 23 sq m



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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.