



EH

EXQUISITE
HOME

A Grade II listed cottage, originating, we understand from the late 18th century, which has been thoughtfully extended to create a highly versatile home. Situated in the heart of the picturesque village of Elmdon, the property combines authentic period character with practical contemporary living spaces.

Property Features

- A Grade II listed detached cottage believed to date back to the 1770s.
- Substantially extended to provide a balance of period features and open-plan living.
- A well-equipped kitchen featuring Maia worktops, an electric Rangemaster, and integrated appliances.
- A characterful sitting room featuring a traditional log burner.
- Highly versatile accommodation, including a bedroom with an independent staircase and potential for an en-suite addition.
- A private, dog-proof, south-facing rear garden, with views towards quiet arable farmland beyond the neighbouring property.
- Practical ground floor layout including a dedicated utility room, a cloakroom, and a wet-room style family bathroom.
- Carefully maintained, including a 2010 roof replacement with handmade clay tiles and wool-insulated lime plaster render.
- Off-road driveway parking for approximately three vehicles, complete with a practical wood store and shed.
- Exceptional transport connections for London commuters, positioned just ten minutes from the M11 and Audley End station for direct links to London Liverpool Street.





The ground floor offers an exceptional layout designed for relaxed family life. The substantial 2007 extension introduced a well-appointed kitchen featuring durable Maia worktops, an electric Rangemaster oven, a five-ring induction hob, and integrated Bosch appliances. This space flows naturally into the dining area and the bright sitting room, which is anchored by a traditional log burner. The ground floor is further complemented by a practical utility room with direct garden access, a cloakroom, and a wet-room style family bathroom.

The accommodation is highly adaptable, featuring multiple bedrooms. A notable detail is the additional bedroom, accessed via its own private staircase, which possesses the plumbing infrastructure to add an en-suite bathroom if required. It is feasible that this 'wing' of the cottage could serve as a self-contained annexe. The original timber sole plates were replaced in 2010, alongside a comprehensive roof retiling using handmade clay tiles and upgraded insulation.

Externally, the delightful south-facing rear garden is fully dog proof with open arable farmland beyond the neighbouring property. The property benefits from off-road parking for approximately three vehicles and gated side access. Elmdon offers an idyllic lifestyle move with a strong sense of community, a local church, and a village cricket pitch, whilst remaining highly connected. Commuters are exceptionally well-catered for, with Audley End train station and the M11 both within a ten-minute drive, providing direct and frequent rail services into London Liverpool Street in approximately one hour. Alternatively, Royston station is a twenty-minute drive for direct links to London Kings Cross. Royston also has Thameslink services providing direct access St Pancras, Gatwick and Brighton. The historic market town of Saffron Walden is just fifteen minutes away, offering an array of independent boutiques, cafes, and highly regarded schooling.







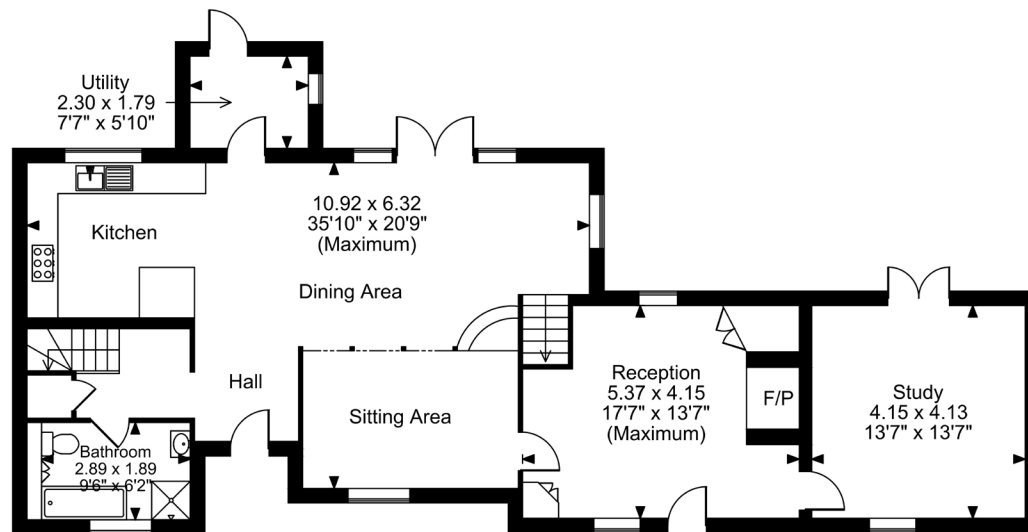
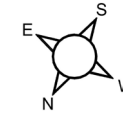




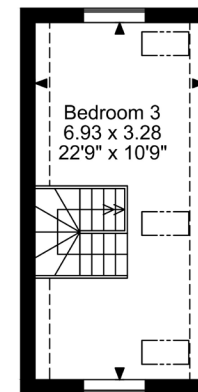




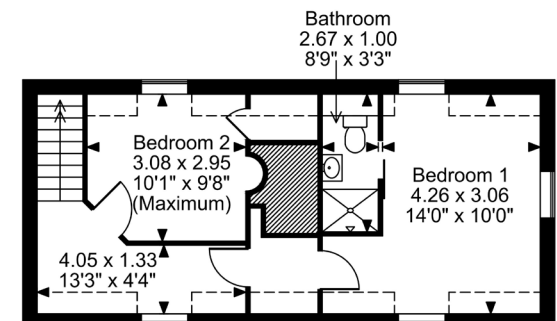
Mulberry Cottage, Ickleton Road, Elmdon, Saffron Walden
Approximate Gross Internal Area
1739 Sq Ft/162 Sq M



Ground Floor



First Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only 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 must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.





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