



Wendens Ambo, Nr Saffron Walden, CB11 4JT

CHEFFINS

Rookery Lane

Wendens Ambo,
CB11 4JT

5 4 1

Guide Price £1,450,000

- An exceptional, individually designed newly built home
- In the much sought-after village of Wendens Ambo with main line station offering fast train connection to London and Cambridge
- 2 Miles from Saffron Walden, voted best town to live in 2026
- Idyllic location, short walk from Audley End Station
- In third of an acre plot with the potential to purchase a further half acre
- Spacious living and dining area
- 'Countryside' feel from open outlook from living area to meadows and trees
- Flexible accommodation with possibility of 'granny annex'
- Bedrooms all ensuite

An exceptional, individually designed newly built home, nestled along a scenic lane in this charming and sought-after village near Saffron Walden, on the fast main line rail line to London, Cambridge and Stansted airport. The property offers spacious, well-conceived accommodation, with potential for a ground floor bedroom suite, alongside stylish open-plan living spaces and Inglenook-style fireplaces. It sits on a third of an acre plot and an additional half of an acre could be added (by separate negotiation).





LOCATION

Wendens Ambo is a charming small village with a Church, a popular Public House and many recreational facilities. The market town of Saffron Walden, voted the best place to live in the UK by the Sunday Times, is 2 miles distant and provides an excellent range of shopping, schooling and recreational facilities, including a leisure centre with swimming pool. Audley End mainline station with trains to London's Liverpool Street, Cambridge and Stansted airport, is on the edge of the village and the M11 access point (Junction 9 Stump Cross - south only) is 4 miles to the north.

SPECIFICATION

Bulse House has been conceived and crafted to meet these aims:

- 1) An aspirational open living space with large kitchen and ample storage, for modern living and entertainment.
- 2) En suites to all bedrooms to give private space for family and guests.
- 3) Front outdoor space for ample parking and outbuildings.
- 4) Low maintenance garden as well as space to allow personal creativity for flowerbeds and vegetable patches.
- 5) 'Vernacular' external appearance, incorporating modern and traditional features.

Bulse House meets all those aims. It was built for the current owner in 2024 and is a showcase for quality workmanship by a highly regarded firm. The owner is now relocating.

Additional key features include:

- High specifications throughout
- Air source heat pump
- Velfac triple glazing
- Underfloor heating across the entire property
- Elegant oak flooring, complemented by porcelain tiling in the kitchen and bathroom
- Oak internal doors throughout
- Built-in modern wardrobes in all bedrooms
- Modern kitchen with 2 fridge freezers, including one American-style
- Two Inglenook-style fireplaces on the ground floor, one with a wood burning stove
- High speed broadband (900 Mbps)
- Pargetted external wall, creating some attractive 'artwork'
- Outdoor garden lighting

GROUND FLOOR

RECEPTION HALL

Entrance door with full height windows to either side, a stunning open-tread oak, glass and steel staircase rising to the first floor with hidden lighting and oak doors to adjoining rooms.

COAT ROOM

For coats/shoes and storage.

CLOAKROOM

Comprising WC with hidden cistern and vanity wash basin.

KITCHEN/DINING/LIVING SPACE

A magnificent, spacious, contemporary living space, flooded with natural light via a number of windows and 4.6m glazed sliding doors which also enjoy views over the garden, grassland and trees beyond. An inglenook-style fireplace with exposed brickwork, solid oak bressumer and freestanding woodburning stove on a solid slate hearth provides a focal point for the room. The kitchen is fitted with an extensive range of base and eye level units with stone worktop over, five ring gas hob, ovens, grill and microwave, American style fridge freezer, sink unit, integrated dishwasher and views over the garden.

UTILITY SPACE

The kitchen flows through to the utility space, fitted with matching units and stone worktop, further sink unit, free standing washing machine, integrated fridge freezer and window overlooking the rear driveway. Kitchen, dining and utility space provide massive storage space for kitchen equipment and entertainment needs. Door to:

REAR HALLWAY

A rear door with an adjoining full height window gives access to the kitchen from the side of the property and driveway. Adjoining the rear hall is the plant room which hosts the heating control system including hot water cylinder and provides additional storage and clothes drying.

DRAWING ROOM/BEDROOM 5

A dual aspect room with a west-facing window and three full height south-facing windows to the side aspect providing the room with a great deal of natural light. Also features an inglenook-style fireplace with exposed brickwork and slate hearth.

STUDY

Window to the side aspect. The room offers scope for conversion to an en-suite with plumbing already in place behind the plastered walls.

FIRST FLOOR

LANDING

Windows to the side aspect and doors to adjoining rooms.

BEDROOM 1

A triple aspect room enjoying a good degree of natural light and views. Built-in wardrobe and door to en suite.

BEDROOM 2

A dual aspect room with windows overlooking the garden and surroundings. Built-in wardrobe and door to en suite.

BEDROOM 3

A dual aspect room enjoying a good degree of natural light. Built-in wardrobe and door to en suite.

BEDROOM 4

Window to the side aspect. Built-in wardrobe and door to en suite.

OUTSIDE AND GARDEN

The plot is of an inverted L-shape of about a third of an acre. The driveway and the house with its garden sit in the long part of the L. The short part of the L is taken by grassland with ample space for flowerbeds, outbuildings and vegetable patches.

Accessed via a large gravelled driveway from Rookery Lane, which provides extensive parking with an EV charging point. Porcelain tiled paths lead to the front and rear doors, and also around the house. Terraces to the front and rear capture the light at different times of the day, ideal for relaxation and entertainment. The rear of the property offers stunning views over open grassland and trees.

A beech hedge at the front and one side of the property provides natural privacy from the lane and neighbours. The rear garden extends eastwards by 35 metres from the house and offers space for games, entertainment, a vegetable patch and outbuildings.

The garden is currently grass and bulbs, is therefore of low maintenance, yet because of its size, allows personal creativity for flowerbeds and vegetable patches. It has external ground spot lighting.

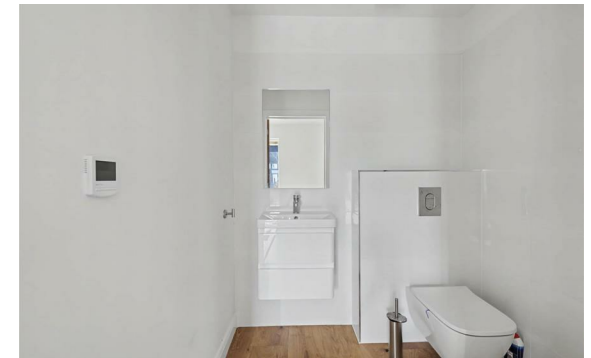
There is additional land of half an acre extending northwards by 44m along the entire width of the garden, available to purchase by a separate discussion.

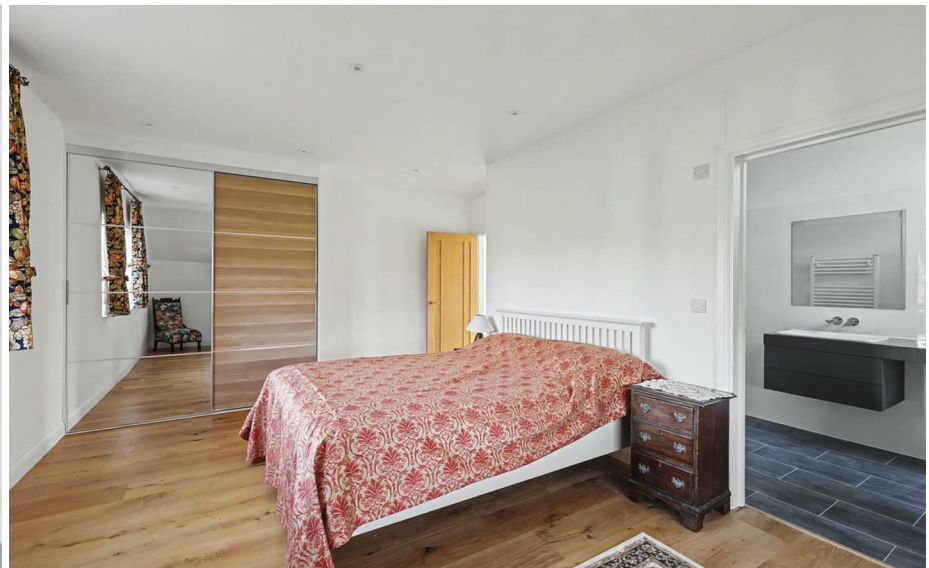
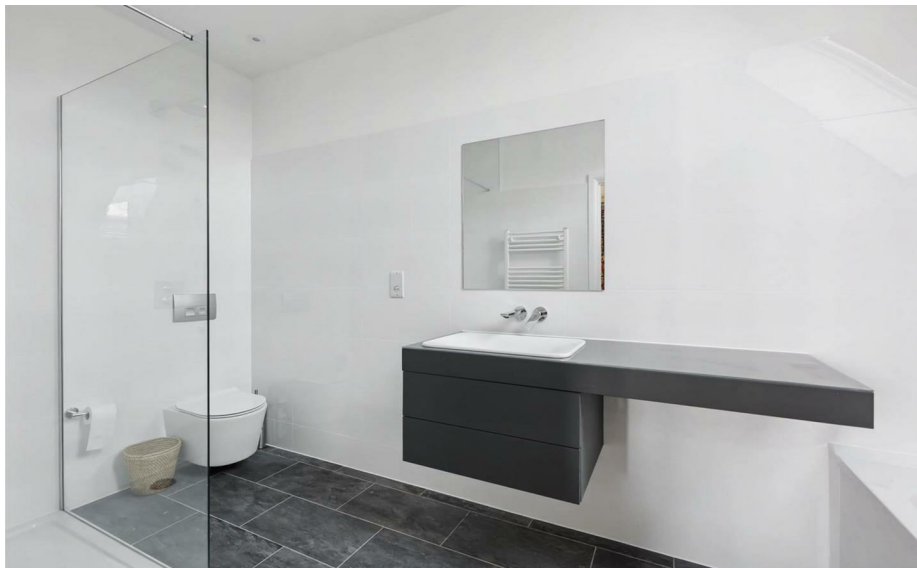
PLANNING PERMISSION


There is planning permission of a detached double garage with footings already laid. This forms part of the original planning for the new dwelling and is, therefore, held in perpetuity. Full details can be found on the Uttlesford Planning website under reference UTT/22/0477/FUL.

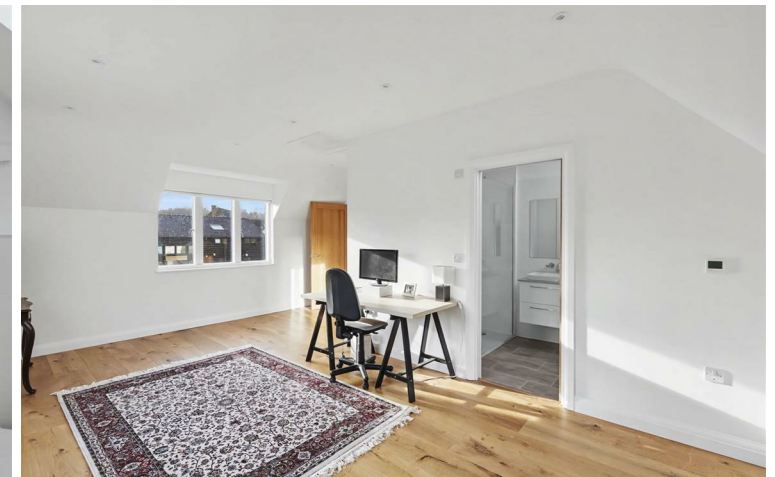
VIEWINGS

By appointment through the Agents.





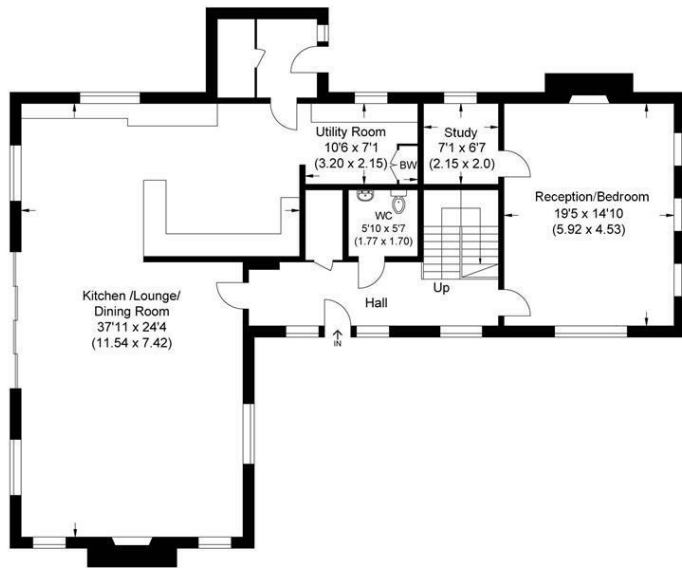
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Guide Price £1,450,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - Uttlesford



Approximate Gross Internal Area
280.18 sq m / 3015.83 sq ft



Ground Floor



First Floor



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.

