



The Hyde, Clavering, CB11 4PF

**CHEFFINS**

## The Hyde

Clavering,  
CB11 4PF

- Extended four bedroom home
- Open plan kitchen/diner with bi-folding doors
- Countryside views
- Bathroom and en suite to primary
- Driveway and workshop

An extended four-bedroom home set in an elevated position with wonderful views over the adjoining countryside. The property offers bright and well proportioned accommodation, together with a spacious rear garden, driveway and workshop.

4 2 3

Guide Price £550,000





## LOCATION

Clavering is one of the region's most popular villages with an outstanding Primary School, a Supermarket and Post Office, Inns, Restaurant, and a good Village Hall with an award winning playing field. It is about 8 miles from the market towns of Saffron Walden and Bishop's Stortford, each of which has excellent education, shopping and recreational facilities. There are mainline stations at Audley End and Bishop's Stortford (Liverpool Street). There is access to the M11 at J's 8 & 9. Stansted Airport is within 9 miles.

## GROUND FLOOR

### ENTRANCE HALL

Entrance door and staircase rising to the first floor with bespoke fitted understairs cupboard and drawers. Doors to adjoining rooms.

### CLOAKROOM

Comprising ceramic wash basin, low level WC and obscure glazed window to the front aspect.

### OFFICE/FAMILY ROOM

Window to the rear aspect.

### SITTING ROOM

Feature fireplace with wood burning stove and window to the front aspect. Door to:

### KITCHEN/DINER

Fitted with a range of base and eye level units with quartz worktops, central island with breakfast bar, stainless steel sink, induction hob, oven, combi microwave and plate warmer, integrated dishwasher and space for fridge freezer. Window to side aspect, glazed French doors to the other side and aluminium bi-folding doors opening to the rear garden.

## UTILITY AREA

With space and plumbing for washing machine and tumble dryer with quartz worktop and shelving above. Part-glazed door to the front aspect.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms and eaves storage cupboard.

### BEDROOM 1

Fitted wardrobe, windows to the rear aspect and door to:

### EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure with dual shower heads and heated towel rail.

### BEDROOM 2

Window to the rear aspect.

### BEDROOM 3

A vaulted room with window to the front aspect and access to the loft space.

### BEDROOM 4

Window to the front aspect and eaves storage.

## BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, panelled bath with shower over and obscure glazed window to the side aspect.

## OUTSIDE

Gated access leads to the front garden which is laid to lawn with hedge borders and a sandstone pathway leading to the front door. There is gated side access to the rear garden which has a raised decking area with steps down to the lawn with a further porcelain tiled patio, ideal for al fresco entertaining. To the rear of the garden there is a 3-bay shed and workshop with power and lighting connected. A gravelled driveway provides off-street parking for several vehicles.

## VIEWINGS

By appointment through the Agents.







**Approximate Gross Internal Area 1534 sq ft - 143 sq m  
(Excluding Outbuildings)**

Ground Floor Area 775 sq ft – 72 sq m

First Floor Area 759 sq ft – 71 sq m

Outbuildings Area 229 sq ft – 21 sq m

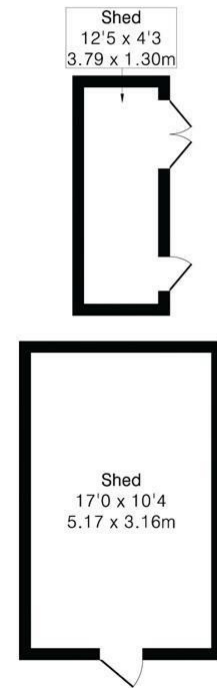
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs (82 plus) <b>A</b>	82
(71-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £550,000

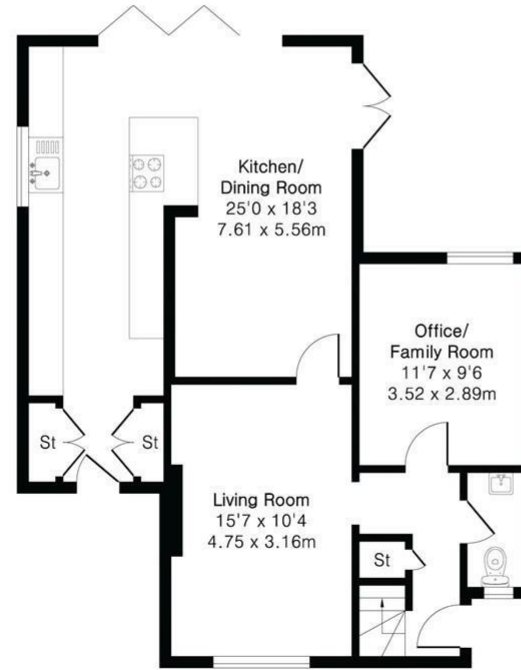
Tenure - Freehold

Council Tax Band - D

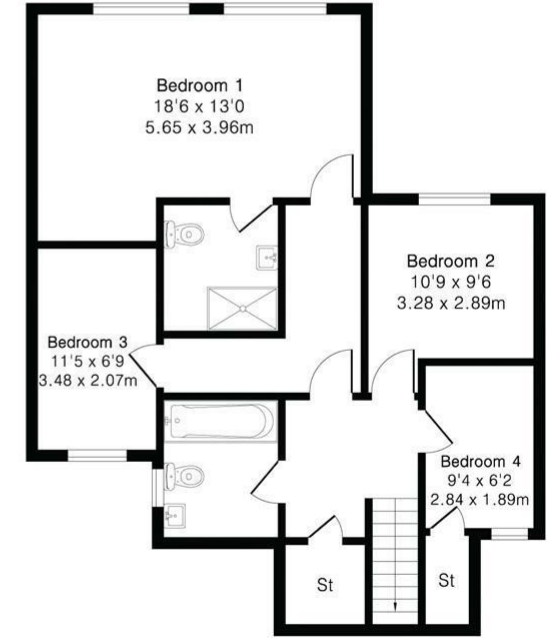
Local Authority - Uttlesford



Outbuildings



Ground Floor



First Floor

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>.

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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.