

EH

EXQUISITE
HOME



Located in a popular residential area within Clavering, this detached freehold property offers 1,357 square feet of well-proportioned accommodation.

Property Features

- Detached three-bedroom property offering 1,357 square feet of internal accommodation.
- Offered to the market with no upward chain.
- Open-plan kitchen and dining room featuring a Neff double oven, five-ring gas hob, and bi-folding doors to the garden.
- Dual-aspect living room featuring a central media wall and electric fire.
- Principal bedroom featuring fitted wardrobes and an en-suite shower room.
- Private rear garden bordered by mature hedges, incorporating a paved terrace and gated side access.
- Extensive driveway parking for multiple vehicles, complete with an electric car charging point.
- Cart lodge providing additional sheltered parking, with power and lighting connected.
- Situated in Clavering, approximately eight miles from the market towns of Saffron Walden and Bishop's Stortford.
- Energy Performance Certificate rating of B (enabling access to advantageous 'green mortgage' deals STS).





Constructed approximately 16 years ago, the home is brought to the market with no onward chain. The ground floor features an open-plan kitchen and dining area, complete with a Neff double oven, a five-ring gas hob, and bi-folding doors that open directly onto the rear garden. A separate living room provides dual-aspect views and an electric fire. The first floor comprises three bedrooms, including a principal bedroom with an en-suite shower room, alongside a separate family bathroom. Externally, the property includes a private rear garden with a paved terrace. Off-street parking is substantial, accommodating multiple vehicles on the driveway, supplemented by a cart lodge equipped with power and lighting. Further practical features include gas central heating via a serviced combi boiler, an electric car charging point, and double-glazed timber-framed windows.



Clavering is situated in north-west Essex, approximately twenty miles south of Cambridge and positioned near the Hertfordshire border, offering an established rural environment supported by strong local infrastructure. The village retains a distinct historical character, documented as far back as the Domesday Book, and features the remains of the pre-Norman Clavering Castle alongside the historic parish church of St Mary and St Clement.

For buyers prioritising educational requirements, the local Clavering Primary School holds a 'Good' rating, and the highly regarded Saffron Walden County High School, rated 'Outstanding', is located just over five miles away.













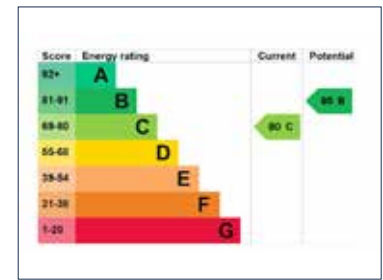
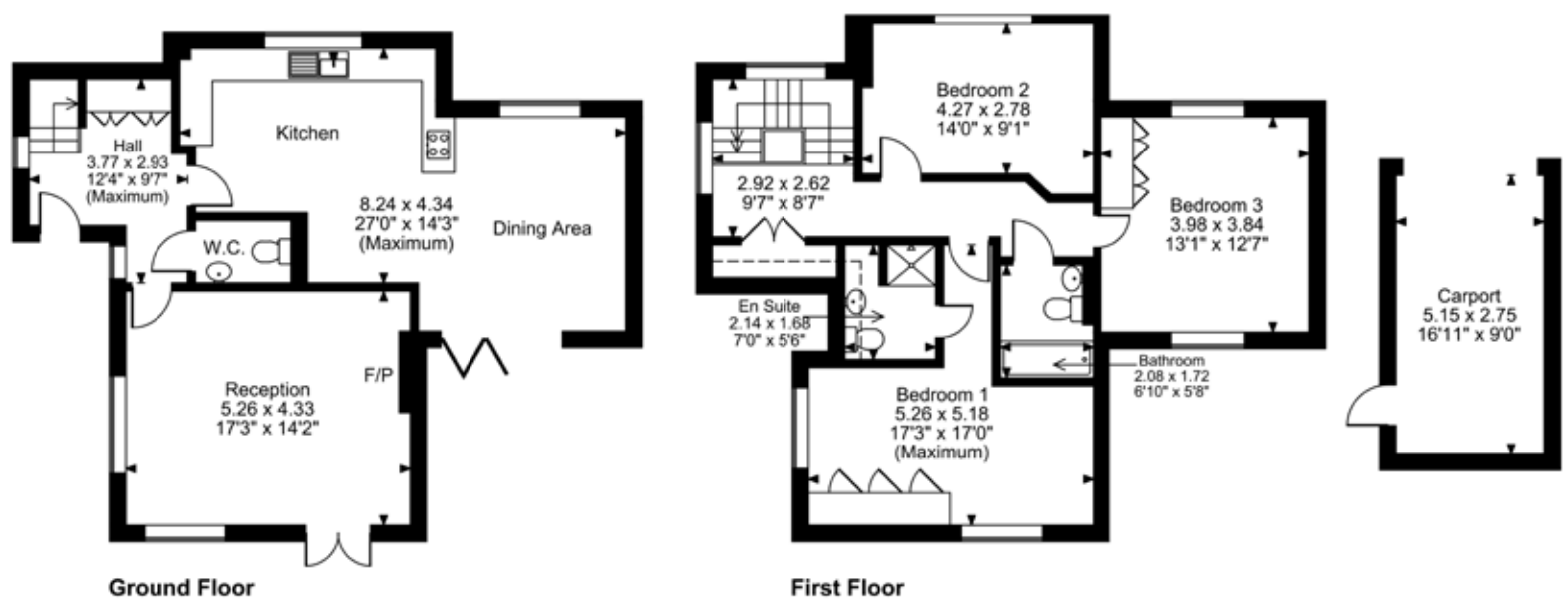
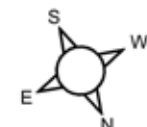
Daily practicalities are well served by a village shop and post office that remains open seven days a week, a long-established garden centre, and two prominent public houses, The Cricketers and the Fox and Hounds.

Lifestyle and recreational facilities include Jubilee Field with its tennis and bowls provisions, Clavering Lakes, and extensive countryside walks accessible via the adjacent Simon's Wood and the River Stort.

Strategically, the location provides uncompromising commuter access; Audley End railway station is a ten-minute drive away, delivering direct mainline services to London Liverpool Street, while the M11 motorway and Stansted Airport ensure robust wider connectivity.



Barlee Close, Clavering, Saffron Walden
Approximate Gross Internal Area
Main House = 1429 Sq Ft/133 Sq M
Carport = 152 Sq Ft/14 Sq M
Total = 1581 Sq Ft/147 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height
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