

Daniel
Frank





1 Orchard Cottages High Wych Lane High Wych, Sawbridgeworth,

A well-presented, extended, and deceptively spacious four-bedroom semi-detached family home, perfectly positioned in the centre of the highly desirable village of High Wych.

Combining generous living space, modern comforts, and an enviable village location, this property offers an ideal setting for family life.

Additional storage and utility space can be found in the garage, which also includes a sink, with further ample storage available in the loft.

The ground floor has been thoughtfully designed to provide spacious living and individual reception spaces. The first welcoming living room, complete with a feature fireplace, is perfect for relaxing evenings. A bright and spacious lounge offers the ideal spot for family meals and entertaining, while a versatile third reception room lends itself beautifully to use as a playroom, home office, or snug.

The well-appointed kitchen, with a quartz stone worktop, double Belfast sink base unit, and boiling water tap-so there's no need for a kettle-provides excellent storage and workspace, offering lovely views over the rear garden and direct access outside, ideal for al fresco dining or keeping an eye on children at play. A convenient downstairs shower room completes the ground floor.

Upstairs, the home continues to impress with four well-proportioned bedrooms. The principal bedroom includes an en-suite shower room, while the remaining bedrooms are served by a sleek and contemporary family bathroom.

The standout feature of this home is its wonderful south-west facing rear garden, extending to approximately 95ft x 38ft. Perfectly suited to family life, summer entertaining, or simply enjoying the afternoon sun, it provides a private outdoor haven.

Tenure Freehold
Council East Herts District Council

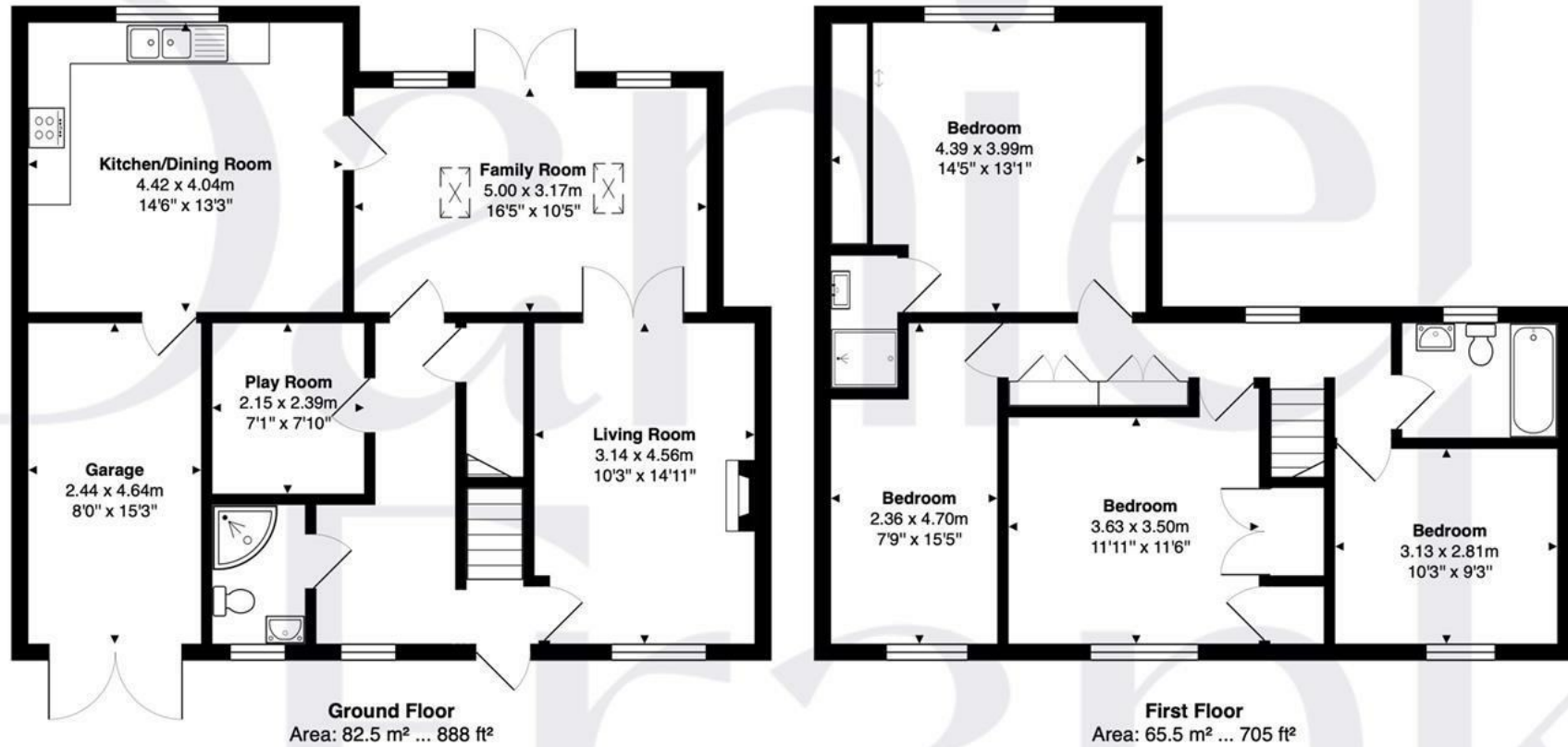




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High Wych is a charming and friendly village offering a fantastic range of local amenities, including a traditional pub, Post Office stores, and the popular Indian restaurant Chandini. The highly regarded CE Primary School is only a five-minute walk away, and High Wych is within the catchment area of two outstanding primary schools in Sawbridgeworth.

Surrounded by beautiful countryside and scenic walking routes, yet moments from everyday conveniences, this home perfectly captures the essence of village living with a modern twist-an outstanding opportunity for families seeking space, comfort, and community.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

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

