



High Street, Hempstead, CB10 2PD

**CHEFFINS**

## High Street

Hempstead,  
CB10 2PD

- Unlisted character residence
- Approx. 2,342 sqft
- Versatile accommodation
- West facing garden backing onto farmland
- Garage and off-street parking
- Central village location

A charming, unlisted period cottage forming part of Hempstead's historic High Street. The property offers deceptively spacious accommodation with a number of character features and huge scope for updating, together with a garage, off-road parking and a good sized garden backing onto open farmland. Offered chain free.

5 3 3

**Guide Price £650,000**





## LOCATION

The well-regarded village of Hempstead, which has a thriving village community and a Church, is 8 miles from the market town of Saffron Walden, which offers an excellent range of shopping, schooling and recreational facilities, including a leisure centre with swimming pool and an 18 hole golf course. Audley End mainline station is 10 miles and the M11 access point at Stumps Cross (junction 9 - south only) is about 13 miles. The charming village of Finchingfield, with its local shops, post office and pubs, is approximately 5 miles away.

## GROUND FLOOR

### ENTRANCE HALL

Entrance door with decorative leaded window and doors to adjoining rooms.

### SITTING ROOM

A well proportioned and versatile reception room with secondary glazed leaded window to the front aspect and leaded porthole window to the side aspect, exposed timbers, original fireplace with inset stove and brick hearth. A pair of glazed doors lead into the snug. Steps lead down to the lower sitting room area with an exposed brick floor, currently used as a study but could also be used as a music room or reading area. The area also enjoys good light levels via leaded windows to the front and side aspects.

### SNUG

Deep windows enjoy views to the rear and side aspects overlooking the terrace and garden, ornate cast iron stove on a tiled heath. Door to:

### BEDROOM 5/STUDIO

Vaulted room with exposed timbers and skylights for additional natural light, together with a pair of windows overlooking the garden to the rear. In the corner of the room is a wet room area with shower, low level WC and wash basin.

### DINING ROOM

A versatile, multi-purpose room with a pair of leaded windows to the front aspect, fireplace with brick hearth and original exposed timbers.

### KITCHEN

Fitted with a range of base and eye level units with worktop space over, twin bowl sink unit, integrated fridge freezer, oven with hob above and space for dishwasher. Exposed timbers and terracotta tiled flooring. Open plan to:

### BREAKFAST ROOM

A number of windows and glazed doors enjoy views and access to the garden and terrace.

### UTILITY ROOM

Comprising base and eye level units with worktop

space, space and plumbing for washing machine and tumble dryer above, obscure glazed window.

### REAR HALLWAY

Obscure glazed door providing access to the outdoor space and built-in storage cupboard.

### GROUND FLOOR SHOWER ROOM

Comprising shower enclosure, low level WC, wash basin, obscure glazed window and recently replaced Grant oil fired boiler.

### FIRST FLOOR

#### LANDING

Exposed timbers and doors to adjoining rooms. Decorative leaded windows providing borrowed light from the bathroom.

#### BEDROOM 1

A number of windows provide views and natural light including a decorative window to the side aspect, exposed timbers and built-in wardrobes.

#### BATHROOM & WC

Directly accessed from Bedroom 1 with additional access off the Landing. Comprising panelled bath, bidet, wash basin, exposed timbers and window overlooking the garden and views to the countryside beyond. The WC comprises low level WC and additional wash basin.

#### BEDROOM 2

Leaded window to the front aspect with a pleasant outlook and built-in cupboards.

#### BEDROOM 3

Leaded window to the front aspect and built-in wardrobes.

#### SHOWER ROOM

Comprising shower enclosure, low level WC, wash basin, built-in cupboards and skylight.

#### BEDROOM 4

Window to the rear aspect overlooking the garden and built-in wardrobes.

#### OUTSIDE

The property forms part of Hempstead's historic

High Street. The property is approached via a gravelled driveway providing off-street parking and access to the detached garage, the property also enjoys a good degree of privacy with mature hedging to the front. The mature rear garden provides a charming outdoor space with a paved terrace adjoining the rear of the property and steps leading up to the garden which enjoys a westerly aspect and is predominantly laid to lawn with a number of mature trees and established flower and shrub beds. To the rear of the garden is open countryside and farmland also providing opportunity for a stunning outlook.

### GARAGE

Accessed via a pair of timber doors and window to the side aspect. The garage also offers opportunity to replace and convert into a home office/studio or gym subject to relevant needs and approval.

### AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

### VIEWINGS

By appointment through the Agents.





| Energy Efficiency Rating                    | Current                    | Potential                                                                         |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            |                            | 64                                                                                |
| (39-54) <b>E</b>                            | 47                         |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

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Tenure – Freehold

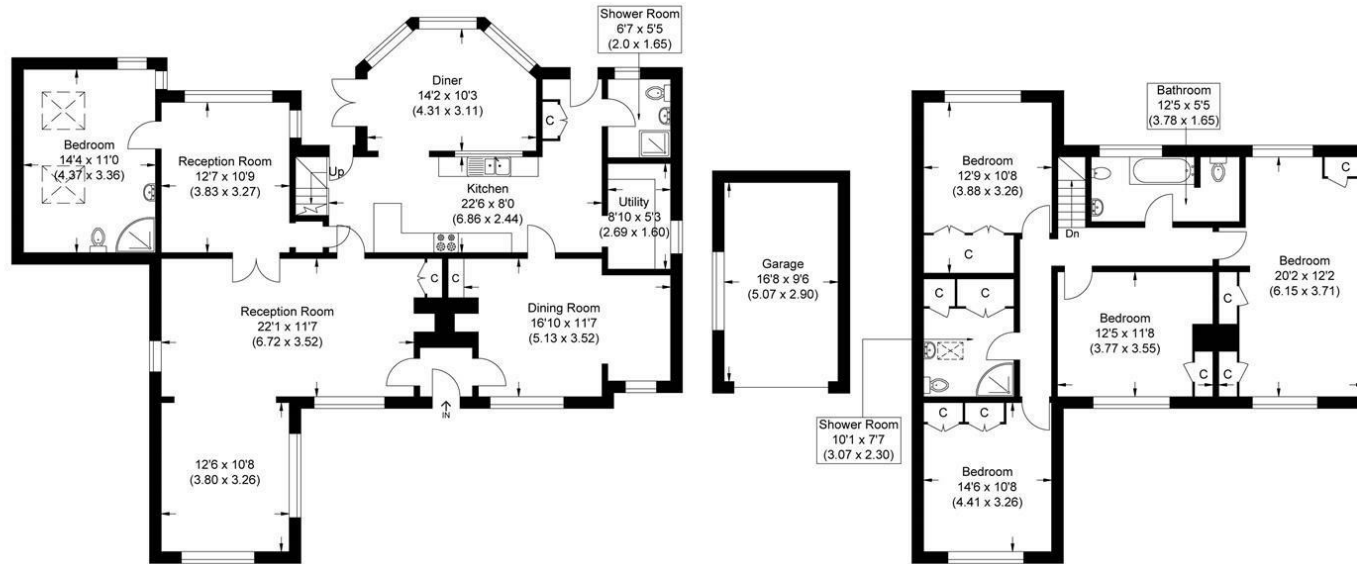
Council Tax Band – F

Local Authority – Uttlesford





Approximate Gross Internal Area  
217.57 sq m / 2341.90 sq ft  
(Excludes Garage)  
Garage Area : 14.70 sq m / 158.22 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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