



Maple Lane, Wimbish, CB10 2XG

**CHEFFINS**



## Maple Lane

Wimbish,  
CB10 2XG

- Beautifully presented, spacious cottage
- Accommodation approx. 2,600 sqft
- Bespoke handmade kitchen
- Primary bedroom with dressing room & en suite
- Well-tended grounds of approx. 1.62 acres
- Useful garage/workshop
- Stunning, semi-rural location

A charming detached cottage nestled along a secluded lane, occupying a generous plot of around 1.62 acres. The home offers beautifully presented interiors, complemented by stunning, mature gardens that create an exceptional outdoor setting.

4 2 3

**Guide Price £1,150,000**







## LOCATION

The popular village of Wimbish is about 3 miles from the market town of Saffron Walden where there is an excellent range of shopping, schooling and recreational facilities and about 3 miles from the historic town of Thaxted. Audley End mainline station with trains to London Liverpool street is approximately 5 miles distant and Newport station is 3 miles distant, the M11 access point at Bishop's Stortford (junction 8) and Stansted Airport are 13 miles distant.



## GROUND FLOOR

### ENTRANCE HALL

An oak framed porch leads to the entrance door with decorative leaded glazing and adjoining decorative leaded windows providing a good degree of natural light. The spacious and welcoming hallway has a fireplace with marble hearth, fitted shelving and oak flooring which flows into the connecting reception rooms. Staircase rising to the first floor.

### SITTING ROOM

A well proportioned dual aspect room with a pair of double glazed windows to the front aspect and Crittall-style double glazed doors with adjoining full-height panels providing access and views over the terrace and stunning garden beyond. Open fireplace with a carved stone surround and hearth.

### DINING ROOM/SNUG

A versatile dual aspect room with double glazed windows to the front and side, fireplace with Victorian surround and marble hearth and a former fireplace which has been fitted out as a wine store. Door to:-

### KITCHEN/BREAKFAST ROOM

Bespoke, handmade Knights Country Kitchens units with a matching central island, stone worktop, twin bowl butler sink, space for dishwasher, range cooker and American style fridge freezer, built in pantry cupboard with stone shelf, double glazed windows to the rear and side aspects together with a double glazed door providing access and views onto the outdoor space. Further timber glazed door to:-

### UTILITY ROOM

A useful spacious utility room with fitted cupboard and storage, worktop with sink unit, space for washing machine and tumble dryer, double glazed windows to two aspects together with a roof lantern light flooding the room with natural light and a double glazed stable door providing access to the outdoor space.

### STUDY

Double glazed window to the rear aspect with views over the terrace and garden beyond.

### CLOAKROOM

Comprising low level WC, wash basin and built-in storage cupboard.

### FIRST FLOOR

#### LANDING

Bespoke double glazed arched window to the side aspect with glass shelves in front and doors to adjoining bedrooms.

#### BEDROOM ONE

A superb main bedroom with double glazed windows to three aspects enjoying spectacular panoramic views over the garden and surrounding countryside, together with a walk-in wardrobe with fitted shelving and hanging space and window to the front aspect.

#### EN SUITE

Comprising a large walk-in shower enclosure, vanity wash basin, low level WC and double glazed window to the rear.

#### BEDROOM TWO

Double glazed window to the front aspect with views over the surrounding countryside.

#### BEDROOM THREE

A pair of double glazed windows to the rear aspect with views over the garden and countryside beyond.

#### BEDROOM FOUR

Fitted cupboard and double glazed window to the front aspect with views over the surrounding countryside.

### BATHROOM

Comprising a panelled bath with independent shower over, WC, vanity wash basin, built-in linen cupboard and a pair of double glazed windows to the rear.

### GARAGE/WORKSHOP/ANNEXE

Accessed from the driveway is a detached garage and workshop currently used as a studio and workshop with a store room housing the oil fired boiler. Entry is via a pair of doors to the front, with a pair of glazed doors to the terrace and windows to three aspects. The space provides an opportunity for a home office, studio, annexe or home gym, dependent upon needs and relevant approval.

### OUTSIDE

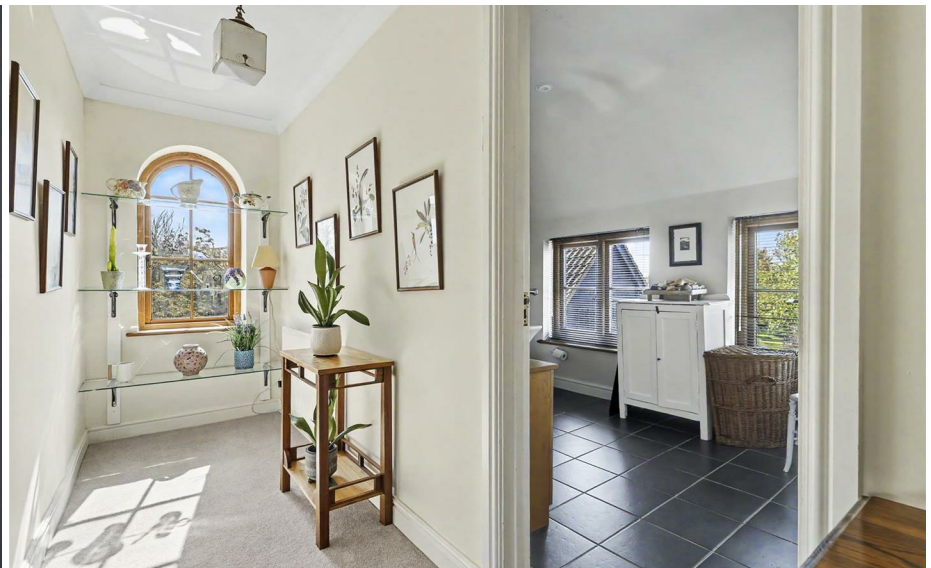
The property is set in a tucked away location within a lane, enjoying mature grounds of approximately 1.62 acres. The gardens have been lovingly cultivated by the current owners to provide a wonderful outdoor living space. Adjoining the rear of the property is a paved terrace, ideal for al fresco entertaining, with a beautiful climbing wisteria against the rear of the property. The gardens are mainly laid to lawn with an abundance of well stocked flower and shrub beds, bushes and a variety of trees. Screened by hedging, there is a secluded pond with terracing and well-kept vegetable patch. To the rear of the garden is a wildlife area with cut paths running through.

### VIEWINGS

By appointment through the Agents.





















| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            | <b>79</b>                                                                         |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            | <b>51</b>                  |                                                                                   |
| (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 |  |

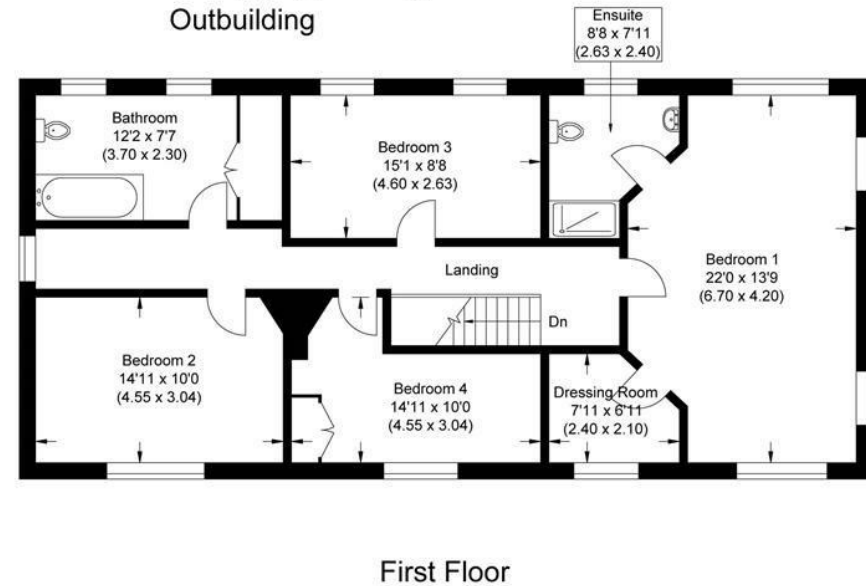
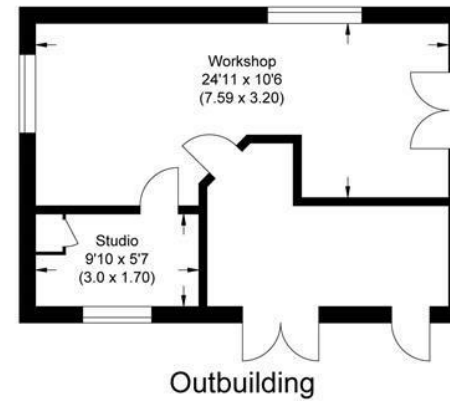
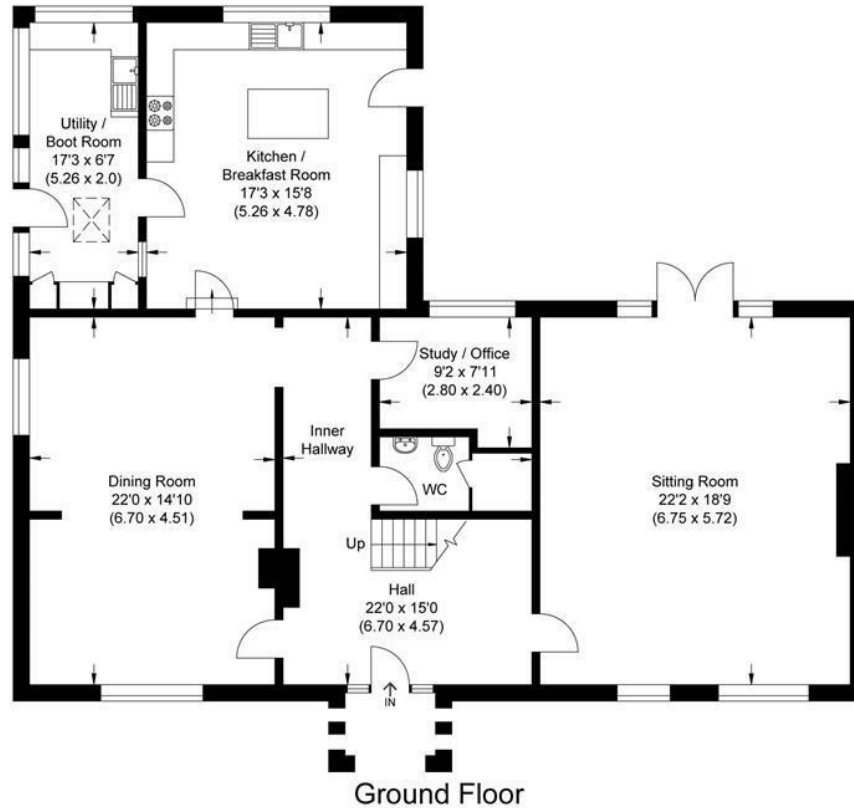
Guide Price £1,150,000  
 Tenure – Freehold  
 Council Tax Band – G  
 Local Authority – Uttleford











Approximate Gross Internal Area

243.23 sq m / 2618.10 sq ft

(Excludes Outbuilding)

Outbuilding Area 39.47 sq m / 424.85 sq ft

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>.

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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.

