



The Haven, 11 Peggys Walk  
CB11 4TG



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# The Haven

11 Peggys Walk | Littlebury | CB11 4TG

Offers In Excess OF: £1,000,000

- A substantial detached home with accommodation extending to 2,550 sqft
- Five bedrooms, two with en-suites
- Two reception rooms and further study
- Open-plan kitchen/ dining room
- Separate utility room
- Generous driveway
- Detached double garage with workshop and loft space
- Attractive tiered garden
- Peaceful tucked away position on the edge of the village
- Viewing highly recommended

## The Property

An attractive and substantial five-bedroom, three bathroom detached family home, beautifully presented throughout and finished to a high quality. The property occupies a good size plot, with attractive gardens, ample off-road parking as well as detached double garage, and nestled away in this peaceful spot, set just on the edge of this popular and conveniently situated village.

## The Setting

Peggys Walk is well positioned just a short walk to the centre of the village, which has a thriving community and village pub with a highly regarded restaurant. The school bus conveniently stops at the end of the road and mainline train stations Audley End and Great Chesterford are within a 5-minute drive. Littlebury is a picturesque and leafy village close to the Cambridgeshire border, set 1.6 miles away from the historical market town Saffron Walden which offers a wide range of amenities to include Waitrose supermarket, a vast array of social clubs, a leisure centre, gym. This property falls into the catchment area for much sought-after The Saffron Walden County High School. For the commuter, Audley End mainline station is positioned just a short distance away with trains to London Liverpool Street from 51 minutes, and Cambridge from 18 minutes.

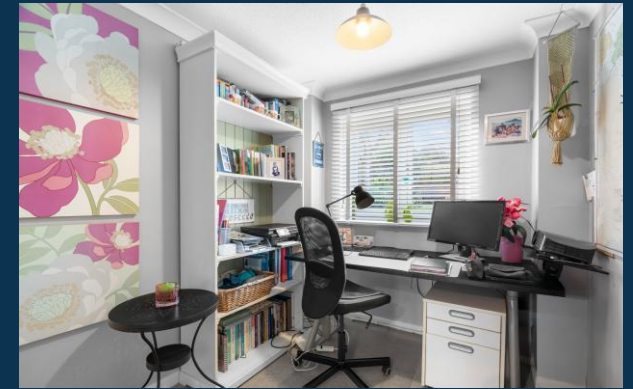




### The Accommodation

The Haven, is an attractive family home beautifully presented throughout and extending to approximately 2,500 sqft of well-planned living space. This superb property offers a rare combination of spacious accommodation, a charming village setting, and a detached double garage extending to approximately 500 sqft.

Internally, the ground floor unfolds to reveal a wealth of versatile living spaces. A large front reception room, with two windows to the front aspect, provides a warm and inviting atmosphere, the focal point being a log burner perfect for those chilly evenings. A further substantial reception room, enjoying a dual aspect with windows to both front and French doors opening onto the rear garden, creating a seamless transition between inside and out. A dedicated study provides an ideal space for home working or quiet reflection. The heart of this family home lies in the expansive open-plan kitchen/breakfast room, a hub for social gatherings and informal dining. A separate utility room adds a practical touch to this well-designed ground floor.



On the first floor, accessed off a generous landing, the property benefits from five well-proportioned bedrooms. Two bedrooms benefit from en-suite facilities, adding a touch of luxury, whilst a well-appointed family bathroom serves the remaining bedrooms.

### Outside

The Haven occupies an enviable elevated position, set back from the lane behind a generous driveway, providing ample off-road parking and leading to the detached double garage. The attractive mature rear garden, thoughtfully landscaped over three tiers, offers an attractive outdoor space for relaxation and recreation.

## Services

Mains electric, water and drainage are connected. Oil fired central heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type - Detached

Property Construction – Standard Construction

Local Authority – Uttlesford District Council

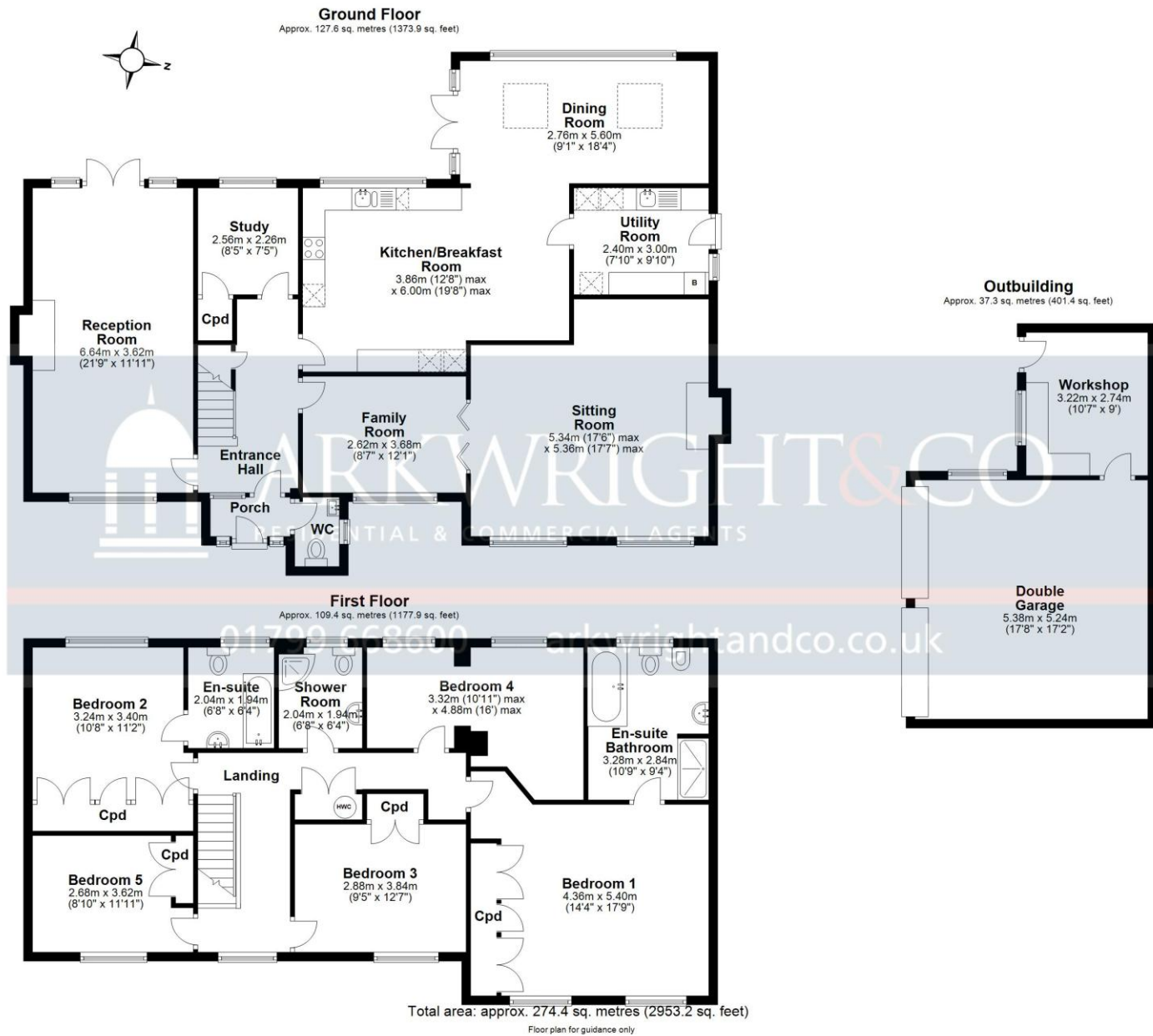
Council Tax – G

EPC – D









Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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