



Wells Cottage, Elder Street
CB10 2XA



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Wells Cottage

Elder Street | Wimbish | CB10 2XA

Guide Price £750,000

- A magnificent open-plan kitchen/breakfast and family area featuring high-specification cabinetry, marble-topped island and two sets of bi-fold doors
- Two elegant formal reception rooms, including a generous dual-aspect sitting room and a separate dining room, also dual aspect.
- Spacious principal bedroom suite with a range of fitted wardrobes and a contemporary en suite shower room
- Galleried landing leading to three further well-proportioned bedrooms and a family bathroom
- Beautifully landscaped private rear garden with an extensive paved terrace, level lawn, home office and a versatile timber summerhouse
- Substantial gravel driveway providing ample off-road parking, complemented by a detached single garage

The Property

A beautifully presented and significantly extended four-bedroom detached family home, with a striking, contemporary open-plan interior. Occupying a generous plot with a private, landscaped garden and a detached garage, the property is ideally situated in a peaceful village location with easy access to local amenities.

The Setting

Nestled in the picturesque rolling countryside of northwest Essex, Elder Street in Wimbish offers a charming blend of rural tranquility and convenient access to local lifestyle hubs, for example the Saffron Walden Garden Centre, a nearby fitness center and Howlett End Farm Shop for fresh local produce, while broader village amenities, including Wimbish Primary School and the village hall, are located just a mile away at Tye Green. For more extensive requirements, the historic market town of Saffron Walden is approximately 4 miles (a 10-minute drive) to the northwest, providing a wealth of supermarkets, boutiques, and the award-winning market. Commuters and explorers are well-positioned with Newport railway station 2 miles away and Audley End Station approximately 4 miles away, offering direct rail links to London Liverpool Street and Cambridge, the latter of which is a manageable 18-mile journey by car. The area is further defined by its network of ancient footpaths and green lanes, such as those leading to the scenic Rowney Wood, making it an ideal location for those who value an active, outdoor lifestyle within reach of well-connected urban centers.





The Accommodation

A spacious and welcoming reception hall with warm oak flooring provides a truly inviting introduction to this beautifully presented family home, where a timber staircase rises to the first floor. A striking dual-aspect sitting room of excellent proportions features a stone fireplace and is bathed in natural light through a large window to the front.

Extending to the rear is the magnificent open-plan kitchen/breakfast and family area, a brilliant everyday living space where bi-fold doors open directly to the generous paved terrace and garden. The kitchen is fitted with a sleek contemporary range of cabinetry and integrated appliances including a sought after Quooker tap. The substantial stone-topped island offers an induction hob, extractor and a breakfast bar. Accessed from the entrance hall, the dining room features solid wood flooring, two large windows providing natural light from the front, and is conveniently located adjacent to the kitchen, making it perfect for formal entertaining or family meals.

A separate study and well-appointed utility room, with access to a cloakroom and the side garden completes the versatile ground floor layout.



The fine timber staircase leads to a bright and airy galleried landing, which serves as a central hub for the well-proportioned first-floor accommodation. The principal suite is a particular highlight, comprising a generous double bedroom with delightful views over the front and an array of fitted wardrobes, and an en suite bathroom. There are three further double bedrooms, all served by a modern family bathroom, tastefully finished with a contemporary white suite, a shower over the bath, and tiling.

Each room captures the cottage's unique character through sloping eaves and large windows that fill the upper floor with natural light.

Outside

The property is approached via a substantial gravel driveway providing ample off-road parking for several vehicles, complemented by neatly maintained box hedging and leading to a detached single garage with an up-and-over door.

To the rear, the beautifully landscaped garden offers a high degree of privacy, predominantly laid to a lush level lawn interspersed with mature trees and bordered by secure timber fencing.

A generous paved terrace wraps around the rear of the cottage, providing an ideal space for al fresco dining and entertaining, seamlessly accessed from the kitchen's bi-fold doors.

The property is enhanced by two substantial and versatile timber outbuildings, perfectly suited for modern lifestyle needs. The Summer House provides a charming garden retreat, featuring striking black-stained cladding and an inviting interior with vaulted ceilings and whitewashed timber walls.

Accompanying this is a larger Garden Office currently utilised as a home gym; this fully insulated building is equipped with power, hard wired internet and double glazing, offering a professional environment ideal for those working from home or seeking a dedicated fitness suite.

Services

Mains electric and water are connected. Gas fired central heating. Private drainage via a shared septic tank. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Detached

Property Construction – Brick built with tiled roof

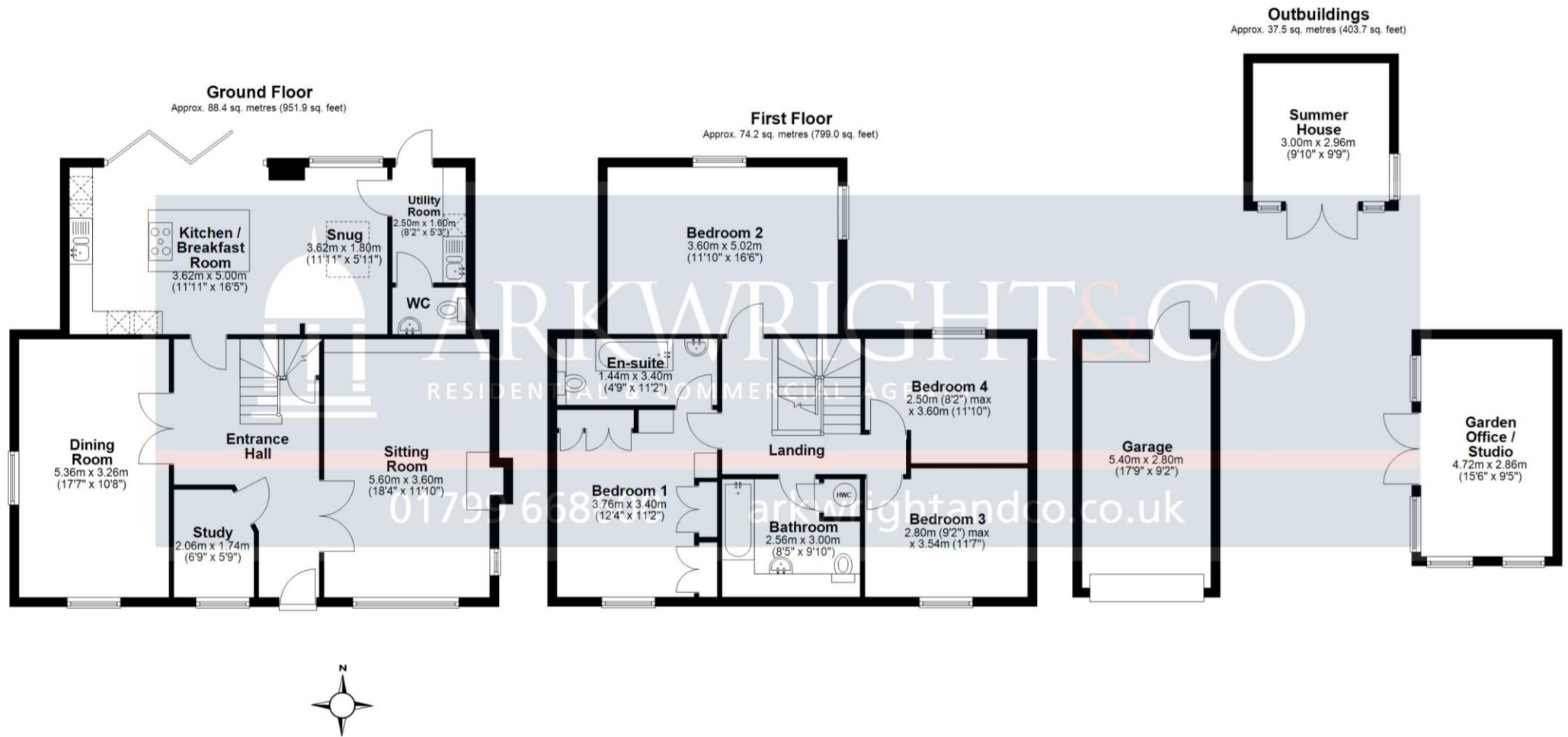
Local Authority – Uttlesford District Council

Council Tax– F









Total area: approx. 200.2 sq. metres (2154.6 sq. feet)

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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